

**SALE PRICE REDUCED
NOW AVAILABLE FOR LEASE**

504 W Pueblo St
SANTA BARBARA, CA



For Sale or Lease | Medical/Office Condo Near Cottage Hospital | 1,688 SF

Experience. Integrity. Trust.
Since 1993

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Hayes
COMMERCIAL GROUP

Santa Barbara Mission

Cottage Hospital

SITE

Ridley-Tree Cancer Center

Pueblo St

Downtown

ALSO AVAILABLE FOR LEASE

Suites:	<u>301</u>	<u>304</u>
Size:	680 SF	Single office (see pg. 5)
Rate:	\$2,500/mo (plus utilities)	\$1,000/mo gross (internet not included)
Term:	Mo-to-mo	Mo-to-mo
Available:	Now	Now

PROPERTY SUMMARY

Located across the street from Cottage Hospital at the corner of Oak Park Lane and Pueblo St, this professional medical/dental condo is available for sale or lease. The third floor, elevator-served space consists of two suites with exam rooms, separate reception areas, and kitchenettes. The suite could be combined to form one 1688sf suite or remain separate to offer a buyer the opportunity to occupy one suite and generate additional income by renting the other. Recent building upgrades include improved landscaping and new exterior paint. Tenants in the building include dentists, OB/GYNs, therapists, internists, and others.

Suites:	301 & 304
Size:	1,688 SF
Price:	\$1,425,000
Assoc. Dues:	\$15,069.60 paid annually (\$1,255.80/mo)
Floor:	Third
Elevator:	Yes
Restrooms:	Three
Parking:	One reserved space, plus ample unreserved visitor parking
HVAC:	Yes
CSO%:	2.5%
To Show:	Call listing agent

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Suite 301



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Suite 304



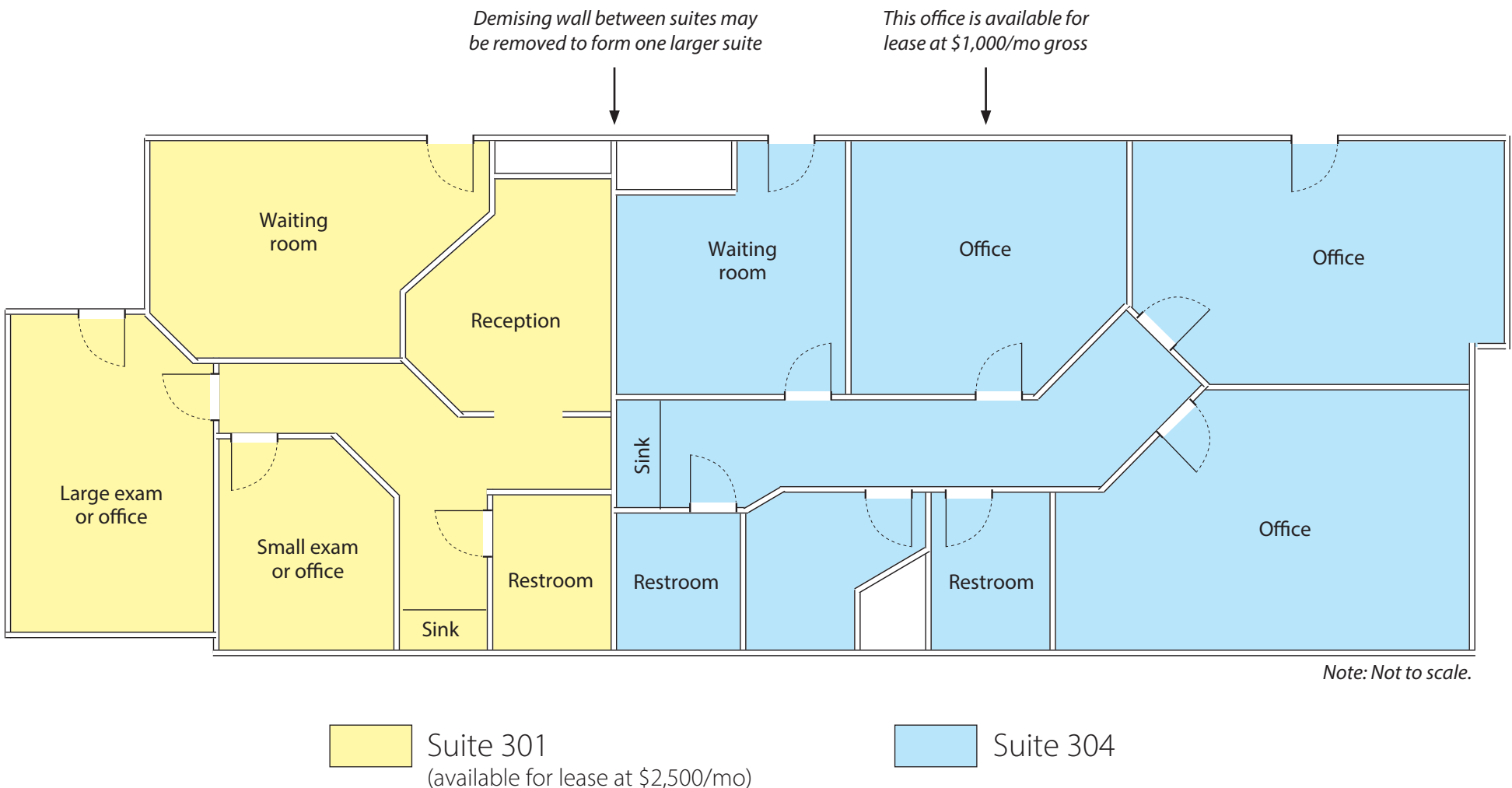
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 **Hayes**
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THIRD FLOOR PLAN



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Ridley-Tree
Cancer Center

SITE

Cottage Hospital

Cottage Rehabilitation
Hospital

Pueblo Street

Bath Street

De La Vina Street

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