

# FOR SALE

## Medical/Professional Office Building

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CA Lic #01318215



## 650 Alamo Pintado Rd SOLVANG, CA

The Village One Professional Building is a well maintained, professional and medical office condominium complex located in the heart of the Santa Ynez Valley and just around the corner from Santa Ynez Valley Cottage Hospital.

The property features 10 individual suites with 13 underlying APN's spread out over 3 floors. The building has elevator service, common area restrooms on each floor, and generous parking on the lower 2 floors. The property is within walking distance of shopping, dining, medical services, the hospital, and a local transit stop and has great visibility with a high traffic count of 24,000 trips per day.

This property offers investors a solid multi-tenant income stream or the option to reposition as commercial condominiums.

### PROPERTY & OFFERING DETAILS

|               |                          |
|---------------|--------------------------|
| List Price    | \$3,125,000              |
| Building Type | Office                   |
| Zoning        | PO (Professional Office) |
| Building Size | ±9,849 SF                |
| Parking       | 5.5/1000                 |
| Year Built    | 1988                     |

Contact Listing Broker for Offering Memorandum.

805.688.5333

[www.BattagliaRE.com](http://www.BattagliaRE.com)

2901 Grand Ave #D, PO Box 540, Los Olivos, CA 93441-0540

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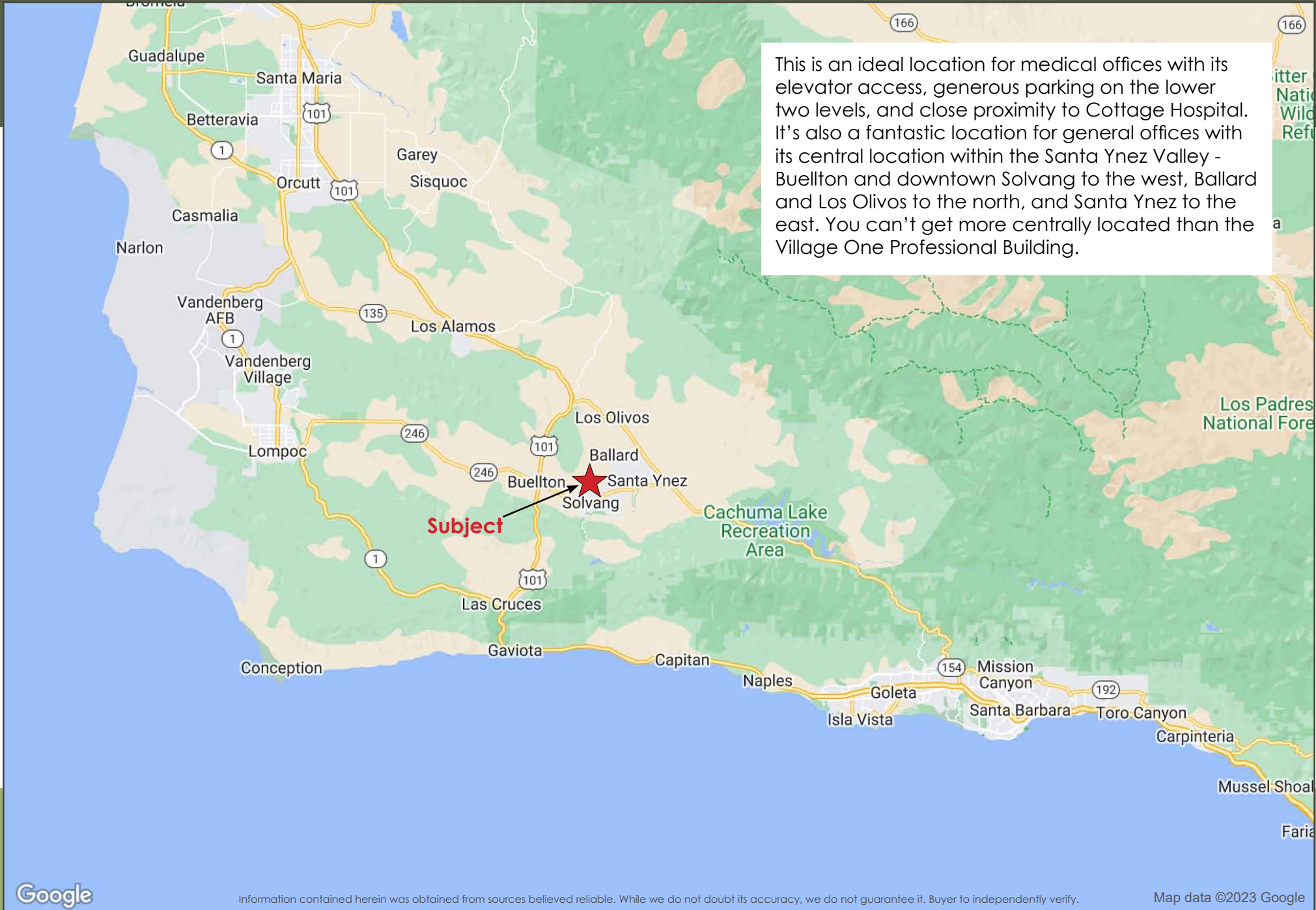


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