



FOR SALE

Contact Listing Agent: Kerry Moriarty

Contact Info: Office 805-686-5151

Cell 805-452-7007

email: ksmenterprise1@aol.com



Wine Country Commercial Condominiums

Two remaining commercial condominiums located on Avenue of Flags in the city of Buellton. These 900 SF live-work units allow for many adaptive uses including professional office, medical, retail and light restaurant-café. Part of a (10) unit multi tenant building. Occupants include a dentist, Trikke bikes, accounting firm, solar energy consultant and professional consultants. Feature occupants include the Buellton Chamber of Commerce and the Santa Barbara Vintners Association. Easy access to the 101 freeway in a new high quality building. Take advantage of (10%) cash down with (5%) financing available through SBA loans.

~ Must Sell ~
Will Consider All Offers

Property Characteristics:

- High visibility location
 - Easy access from 101 Fwy
 - Newer construction features quality architecture
 - Entrances on 2 sides of building
 - Customer parking in front with owner parking on site
 - Flexible space
 - ADA bathroom completed
 - Live work option
 - Separate utility meters
 - Wired for CATV, network
 - AC available
 - One unit shell – one unit finished
- *Will cooperate with brokers @ 3%

593 Avenue of Flags #103 / 099-840-003
Shell Condition **\$189,500.00**
(No TI's)

593 Avenue of Flags #104 / 099-840-004
Finished condition **\$229,500.00**
(Includes all TI's)