



**Sale Price: \$1,950,000 All Cash**

## ABOUT THE PROPERTY

Rarely available, approx. 3,000 SF, industrial building in downtown Santa Barbara located at Cota Street and Garden Street. This well-maintained property is suitable for many potential uses. The property features a gated parking lot, three roll up garage doors and 11.5' ceiling height.

## CONTACT

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# DOWNTOWN INDUSTRIAL BUILDING FOR SALE ›

*306 E. Cota St.  
Santa Barbara, CA 93101*



## PROPERTY DETAILS

**Terms:** \$1,950,000 on an All Cash Basis  
**Type:** Three C-M Zoned industrial units  
**Restrooms:** Each unit has its own RR  
**Parking:** Gated entry, 6 Assigned Spaces  
**Lot Size:** 8,276 square foot parcel  
**Unit A:** Tint Design; \$2.25 NNN/mo;  
888 SF; Expires 5/31/22  
**Unit B:** Purling Paints; \$2.00 NNN/mo;  
900 SF; Mo2Mo  
**Unit C:** Seguro Const; \$1.86 NNN/mo;  
1,200 SF; Mo.2Mo.  
**Show:** By appt. only  
**CSO:** 2.5%