±4,920 SF Office Building Just Off Santa Barbara's Milpas Corridor With Easy Access To The 101 Freeway

FOR SALE
$2,095,000

FOR LEASE
$1.70/SF NNN ($0.63)

813 REDDICK ST.
SANTA BARBARA, CA 93103

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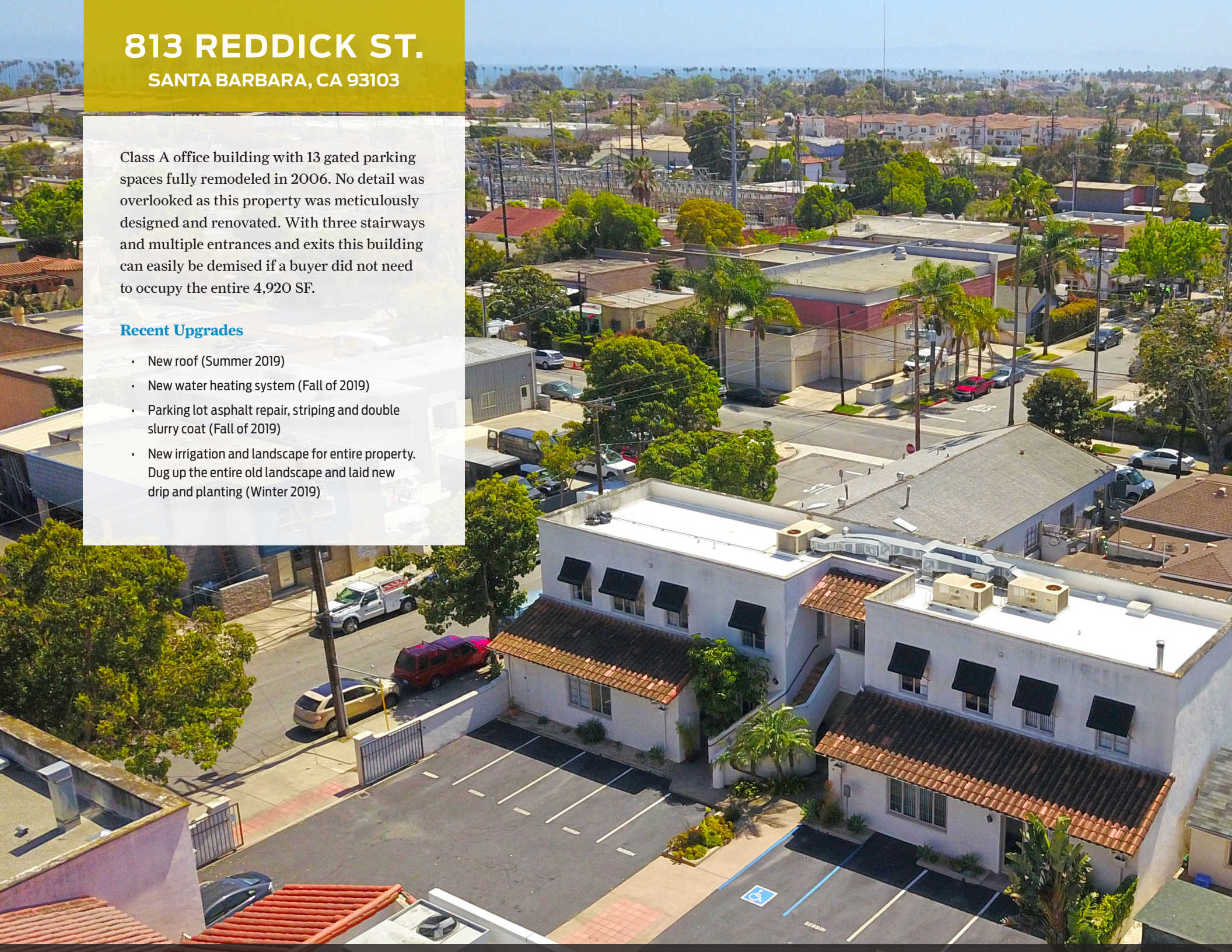
Class A office building with 13 gated parking spaces fully remodeled in 2006. No detail was overlooked as this property was meticulously designed and renovated. With three stairways and multiple entrances and exits this building can easily be demised if a buyer did not need to occupy the entire 4,920 SF.

Recent Upgrades

- New roof (Summer 2019)
- New water heating system (Fall of 2019)
- Parking lot asphalt repair, striping and double slurry coat (Fall of 2019)
- New irrigation and landscape for entire property. Dug up the entire old landscape and laid new drip and planting (Winter 2019)



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For Sale Or For Lease | ±4,920 SF Office Building

Offering Specifics

Sale Price	$2,095,000
Lease Rate	$1.70/SF NNN ($0.63)
Building Size	±4,920 SF (Per 1988 Plan)
Price/SF	$426/SF
Lot Size	±10,018 SF
Parking	13 Gated Spaces
Elevator	None
APN	031-303-023
Zoning	M-I (Formerly M-1)
CSO	3% (Lease); 2.5% (Sale)

The property owner next door (819 Reddick St.) reimburses the owner of 813 Reddick St. 12% of the property tax bill related to the land value for 813 Reddick St., in exchange for ingress, egress, driveway and access to five (5) parking spaces. The owner of 819 Reddick St. shall pay 27.8% of the cost for maintenance and repair of the driveway, parking, and drainage improvements. The upstairs conference table and reception desk are owned by the seller.

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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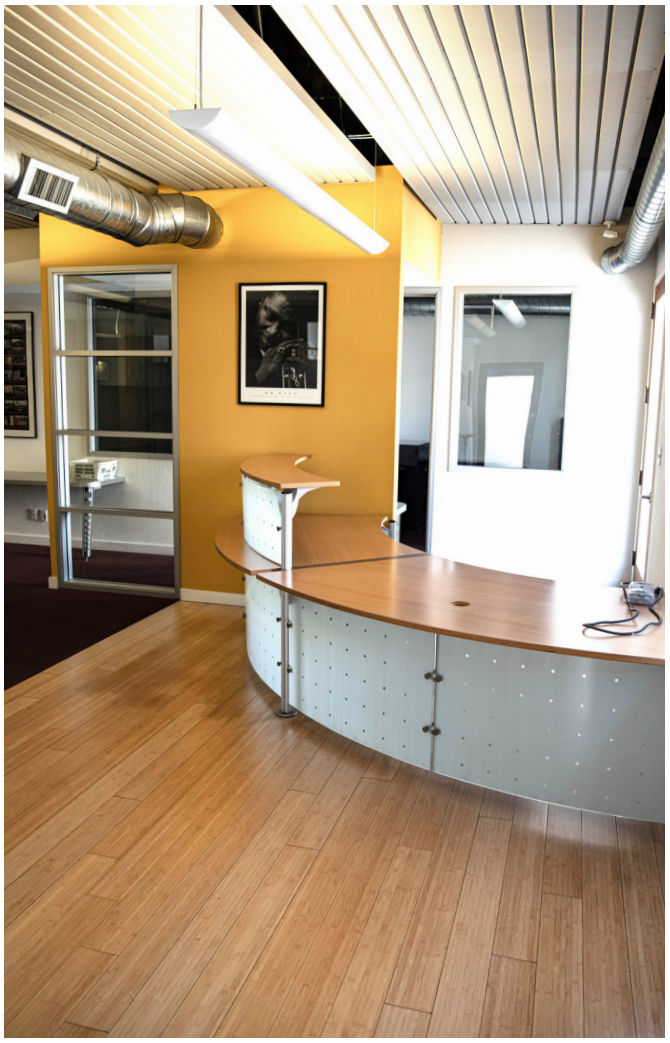

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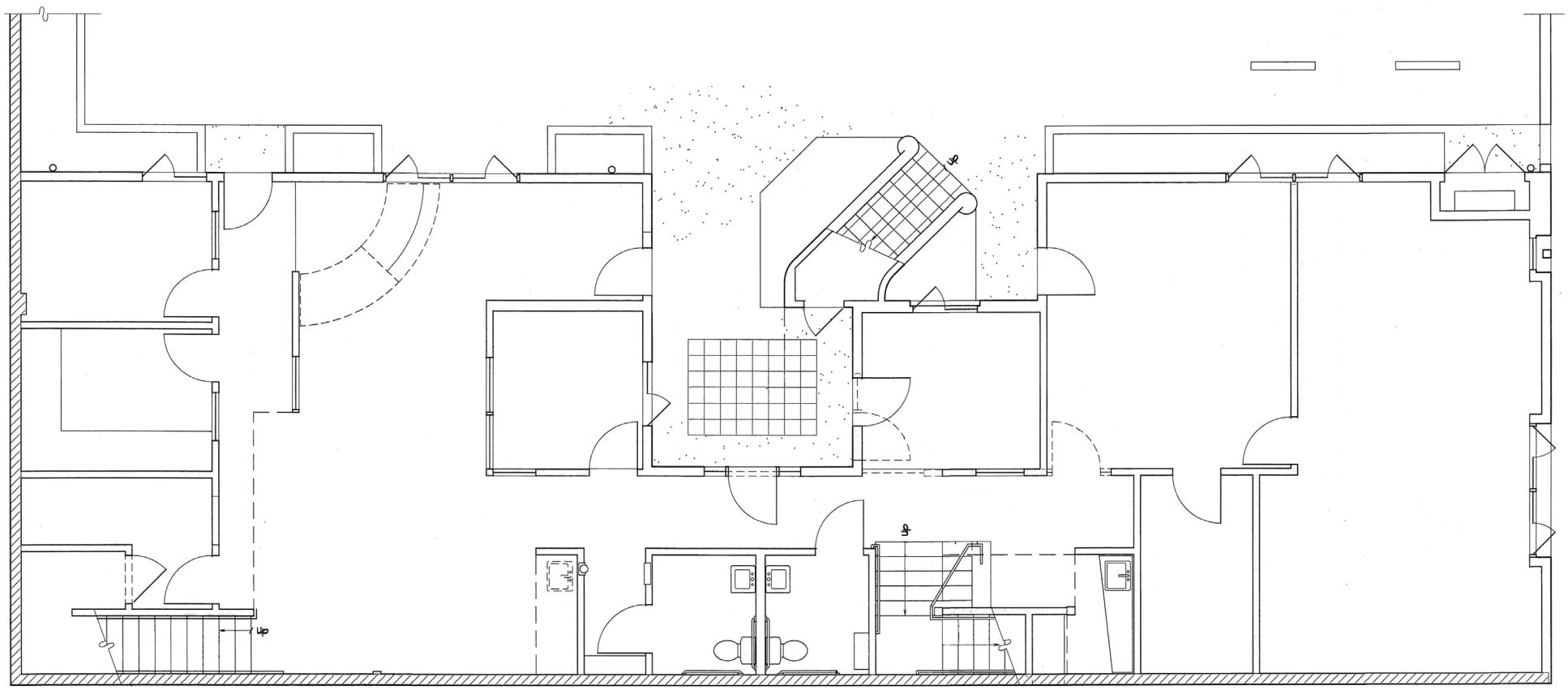
FLOOR PLAN | FIRST FLOOR ±2,171 SF



Not to scale

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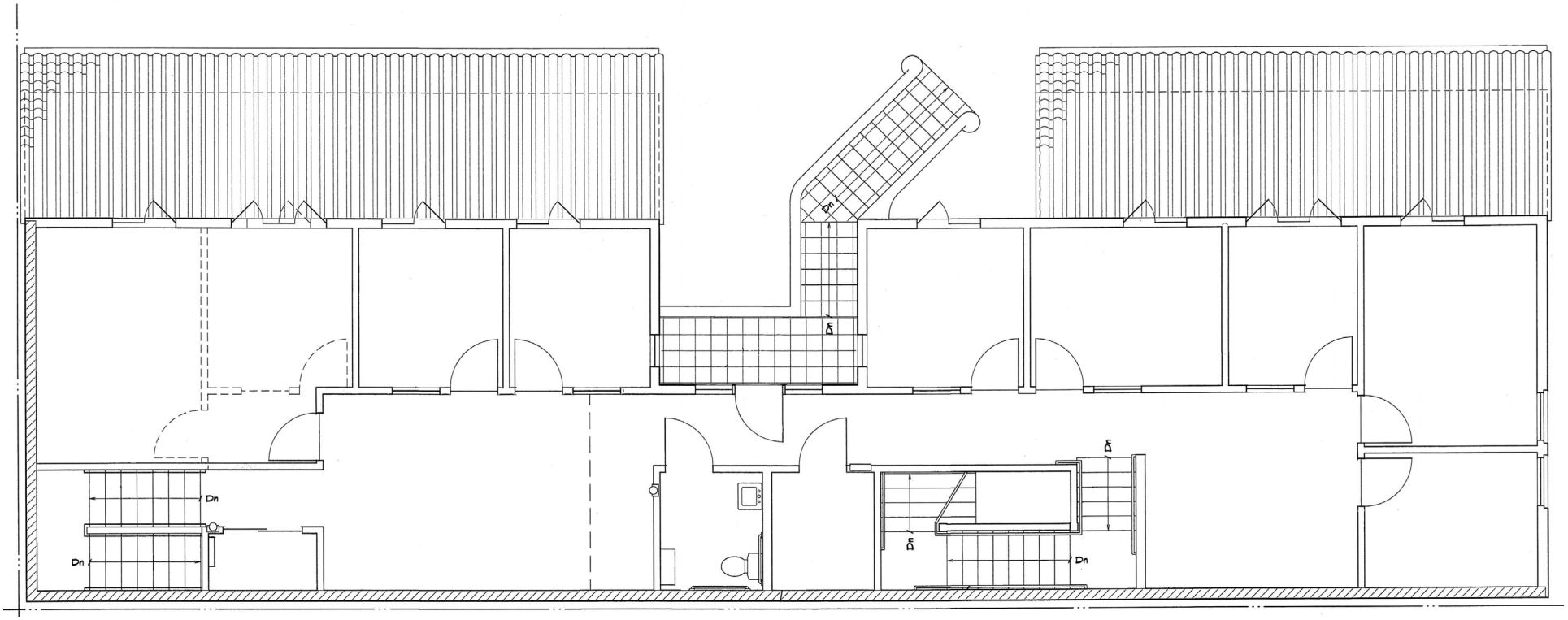
For Sale Or For Lease | ±4,920 SF Office Building

FLOOR PLAN | SECOND FLOOR ±2,749 SF



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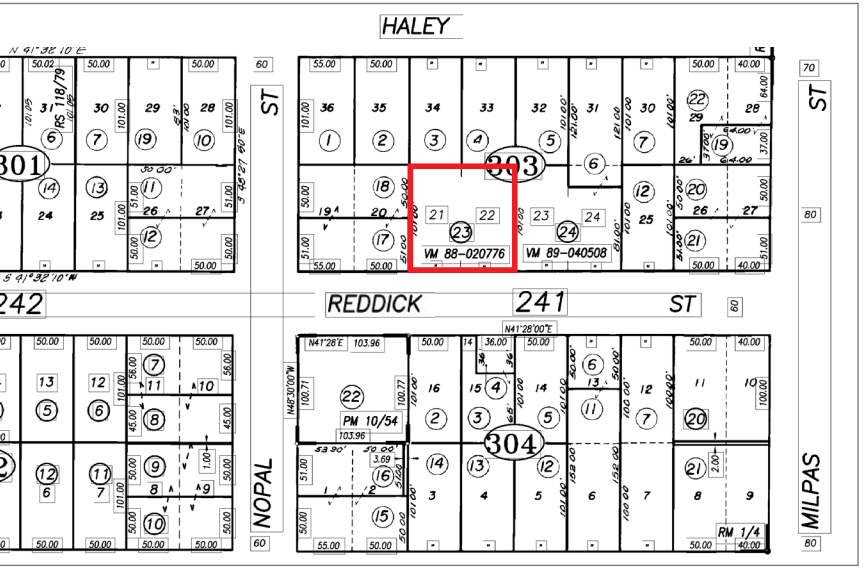

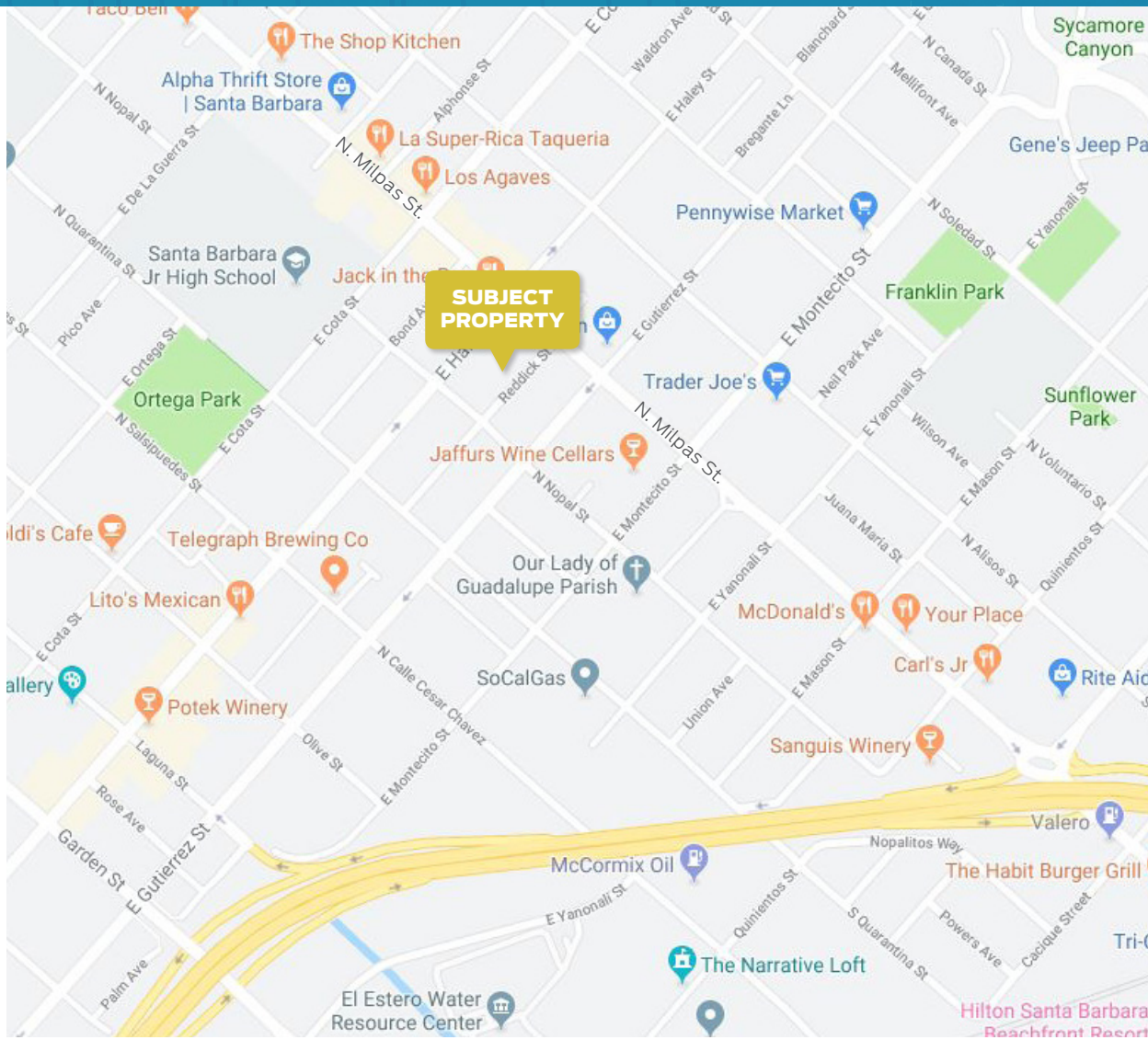

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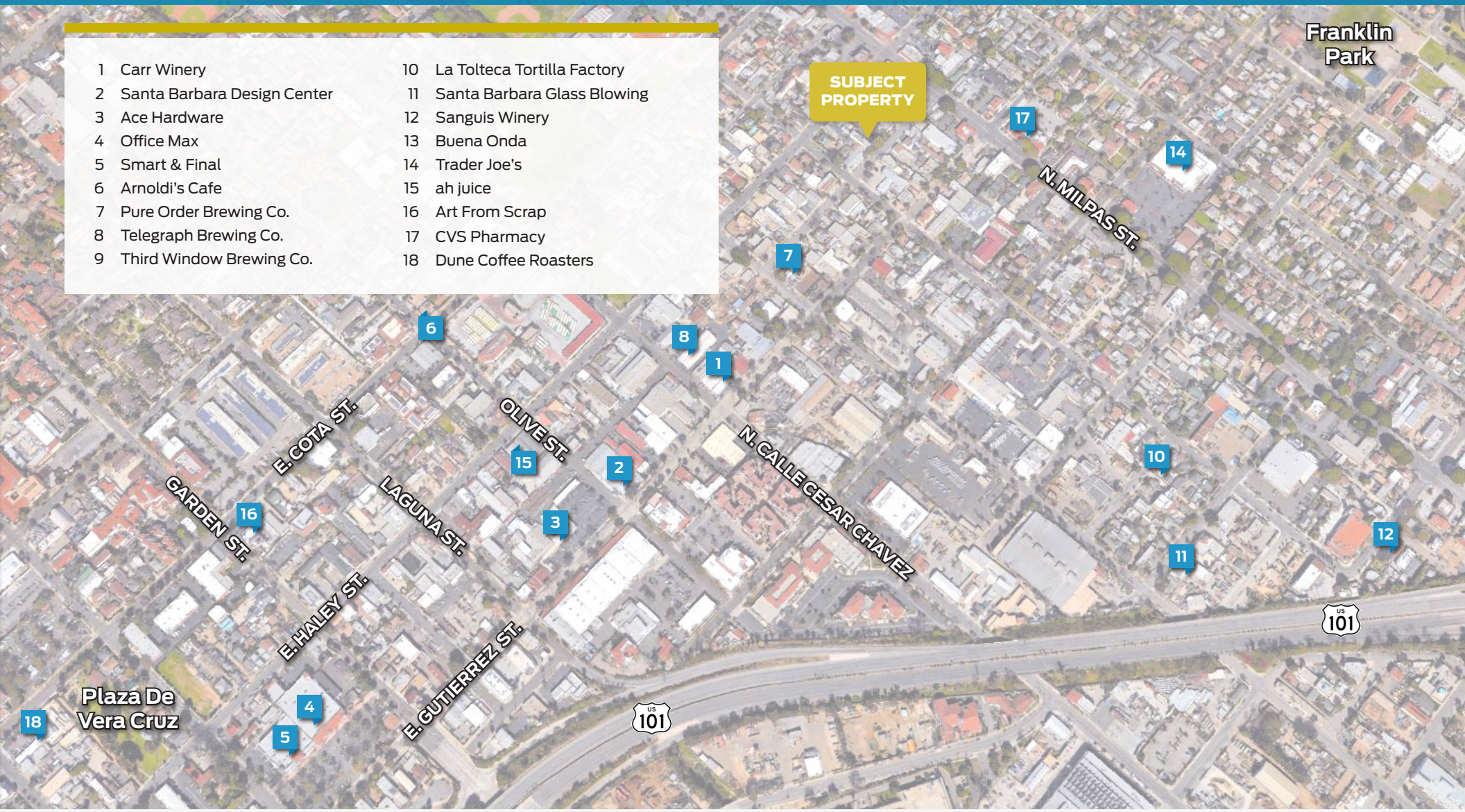

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