

HUGE PRICE REDUCTION

For LEASE or for SALE: +/- 2,000 sq. ft. of Medical Office
292 Posada Lane, Suite B, Templeton, CA 93465

- 2,000 sq. ft. of finished medical space
- Six exam rooms, lab, procedure room, break room and doctor's office
- Near Twin Cities Hospital
- Ample shared parking
- **Reduced Sale Price:**
~~\$549,000, \$495,000...~~
NOW: \$420,000 (\$210 per sq. ft.). Priced well below reproduction costs.
- **Owner is motivated – Make an offer...**



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Built out medical suite near Twin Cities Hospital. The suite includes waiting room & reception, six exam rooms, procedure room, lab, & private office. Ample shared parking available.



Parcel Characteristics	
APN:	040-360-040
Legal Description:	Per title report
Land Use Zone:	Office Professional
Gross Square Feet:	+/- 2,000 sq. ft.
Parking:	Shared ample parking

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