

***725 S. Depot Street***  
***SANTA MARIA, CALIFORNIA***

***5.86± Acre In-fill Parcel in Opportunity Zone***



***Available for \$3,100,000***

***Presented by:***



**Property Information**

**Price:** \$3,100,000

**Size:** 5.86± Acres in the city of Santa Maria, Santa Barbara County

**Location:** The Property is located on Depot Street, about 0.5 miles west of Hwy 135 (Broadway), 0.5 miles east of Blosser Rd and 0.3 miles north of Stowell Road.

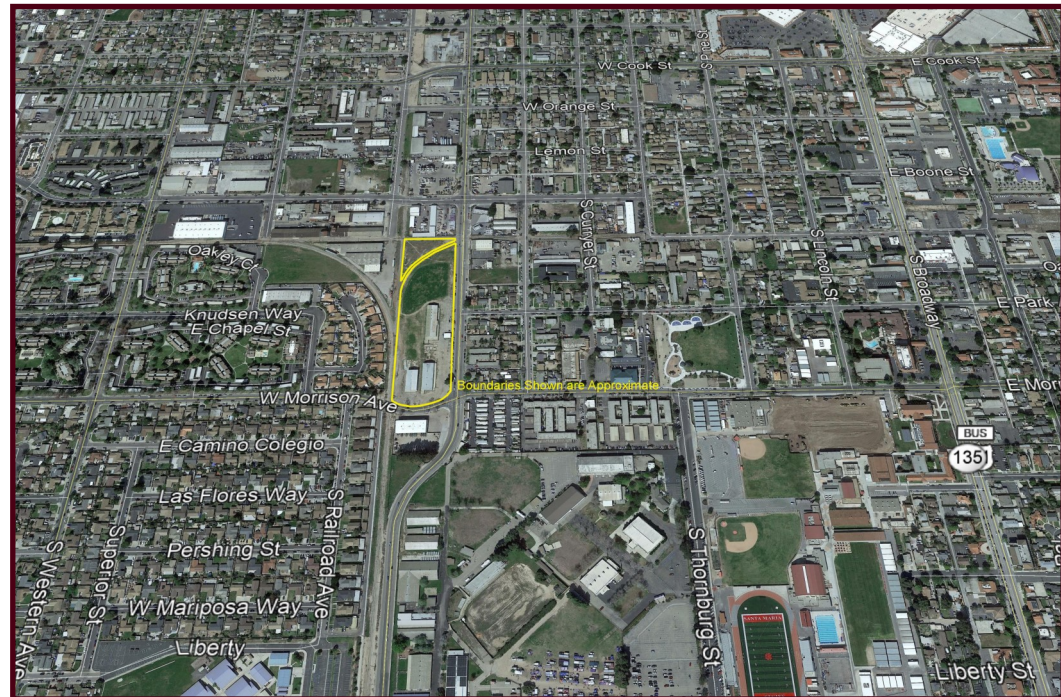
**Description:** The Property is an in-fill site formerly used as a potato shed storage facility. There are three vacant storage buildings and a small neighborhood store that is currently leased on a month-to-month basis. Rail is located adjacent to the west and bisects the northerly portion of the property as it curves to the northeast. The vicinity includes high density residential, R-1, R-2 and commercial manufacturing. The Property is located in an Opportunity Zone.

**Zoning:** PDCM and PDC2

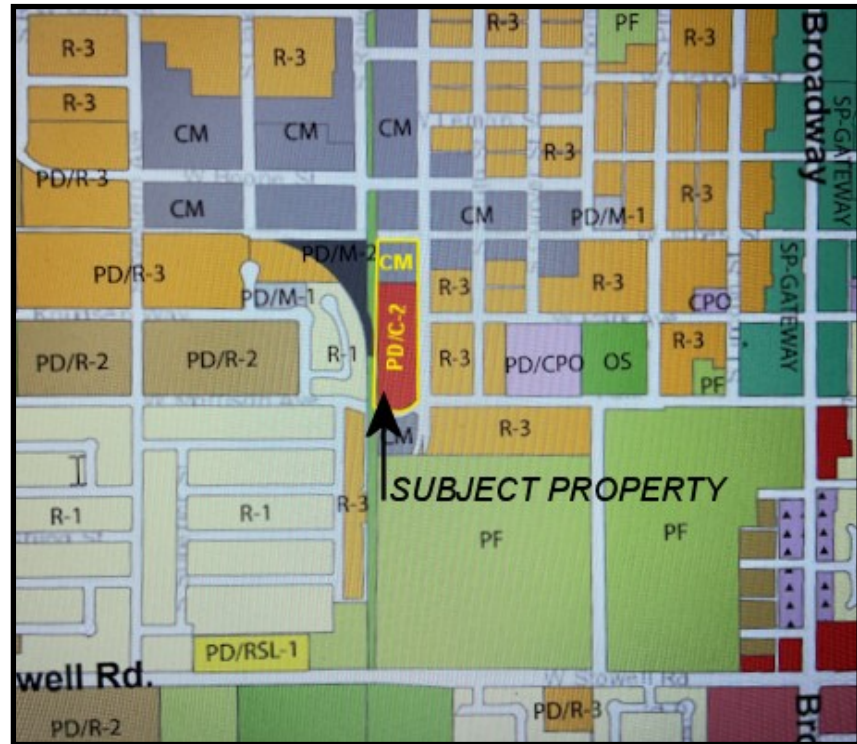
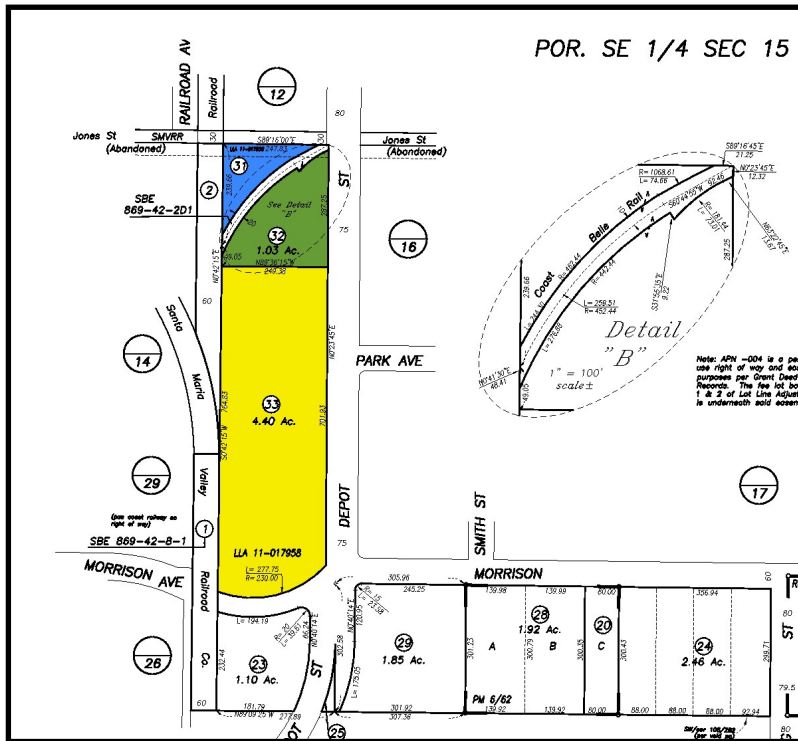
**Assessor's Parcel Number:** APN(s): 123-150-31,32, 33

**Property Tax:**

Land:	\$1,408,197
Improvements:	207,168
<b>Total:</b>	<b>\$1,615,365</b>



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