

FOR SALE *Industrial Building - Old Town Goleta*



Price	\$550,000
Income:	Vacant
Improvements:	1,770 SF main structure 360 SF painting structure
Construction:	Primarily corrugated metal on slab
Land:	4,050 SF - A.P.N. 071-114-006
Parking:	2+
Age:	<1960
Zoning:	C3 (industrial)
Terms:	Cash to a new loan

5814 Gaviota, Goleta, CA

This is a low-priced small industrial building with lots of utility in the middle of Old Town Goleta! Some permitting issues are under review. It appears that the 1,770 SF primary structure will require renovation and the 360 SF paint booth structure will need to be removed.



Central Coast
INVESTMENTS

A Leider-Hayes affiliate

Leider-Hayes
COMMERCIAL REAL ESTATE

Brian Bailey ♦ 805.637.1031

Michael Martz ♦ 805.898.4363

5814 Gaviota Street

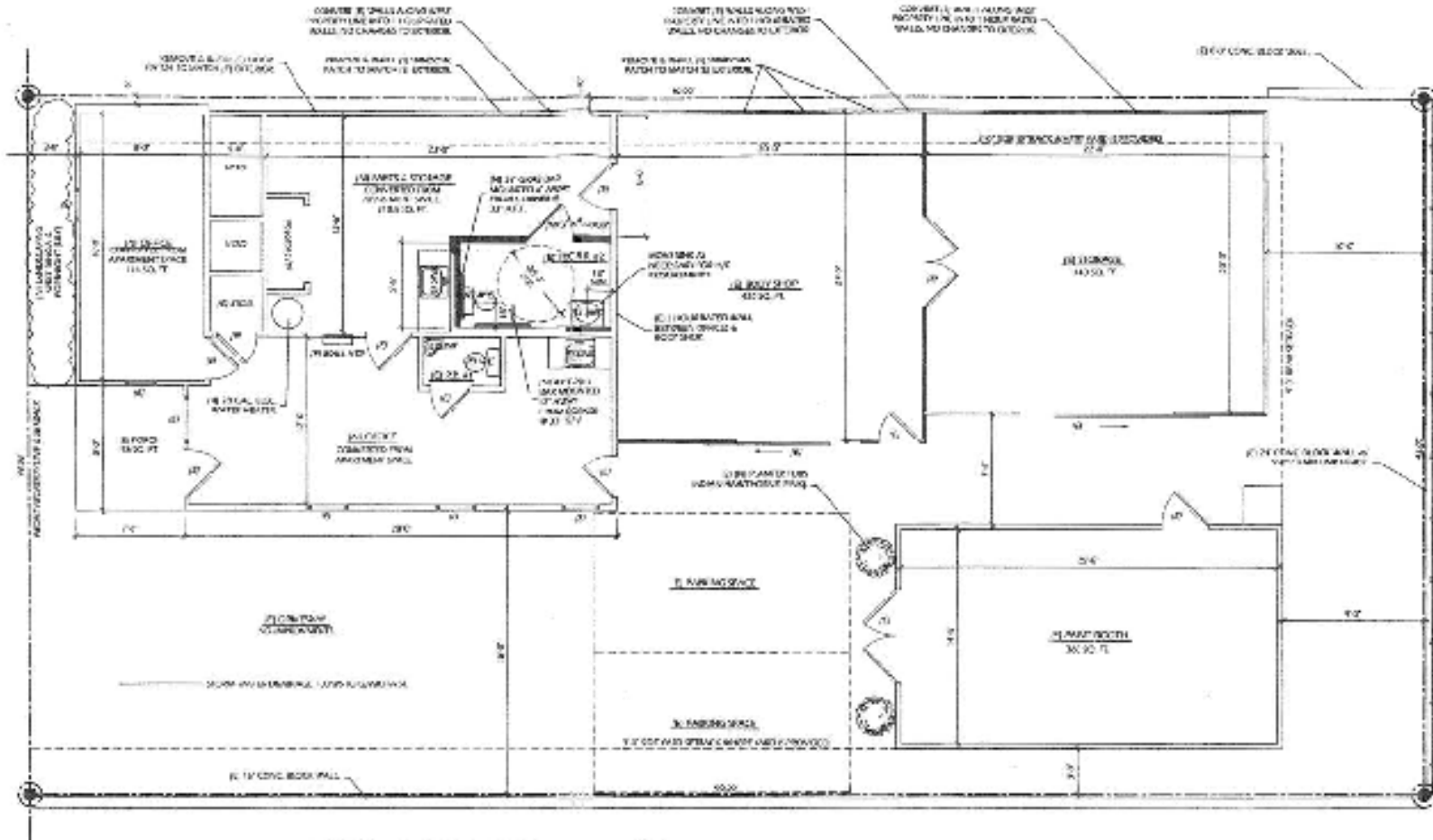


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GAVIOTA STREET



SITE & FLOOR PLAN
DATE: 07/01/2004

Project:
As-Built Code
Compliance
C. Williams
Property
5811 Gaviota
Goleta
California

Job No. 05-0001
Date: 07/01/2004

Project:
SITE & FLOOR PLAN



PROJECT INFO.			
PROJECT OWNER: CHARLES WILLIAMS 1330 SHANTRO, SANTA BARBARA, CA 93108 18081 168-05-07		PROJECT JURISDICTION: CITY OF GOLETA	
APN: 071-114-036		ZONE: C-3	
PROJECT DESCRIPTION: CORRECTIONS TO COMPLY TO NOTICED CODE VIOLATION.		LOT SIZE: 4,990 SF.	
NOTES & LEGEND:			
PROJECT CONSISTS OF NO STRUCTURAL & NO EXTERIOR CHANGES. SEE ELECTRICAL PLANS FOR LIGHTING & VENTILATION.			
TWO ADDITIONAL PARKING SPACES PROVIDED AT APN 071-114-036.			
NO TREES OR LANDSCAPING EXIST ON SITE.			
NO KAGAN EXEMPTIONS EXIST ON SITE.			
ENTIRE PARCEL IS IN ZONE "W" IN ACCORDANCE WITH PERM.			
<ul style="list-style-type: none"> ----- EXISTING WALLS & PARTIALS ----- PROPOSED WALL TO REMAIN ===== NEW PARTIALS (DATE: 10/26/09, 11/4/07) 			
SQUARE FOOTAGE:			
EXISTING AREAS:		PROPOSED AREAS:	
APARTMENT:	9,110 SQ. FT.	COMMERCIAL:	1770 SQ. FT.
COMMERCIAL:	340 SQ. FT.	PAINT BOOTH:	340 SQ. FT.
PAINT BOOTH:	340 SQ. FT.		

Rev	Desc	Issue
01	11-05	

PROGRESS
PRINT
11/3/2005
NOT FOR
CONSTRUCTION

Sheet No. **A-1**



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Available Reports:

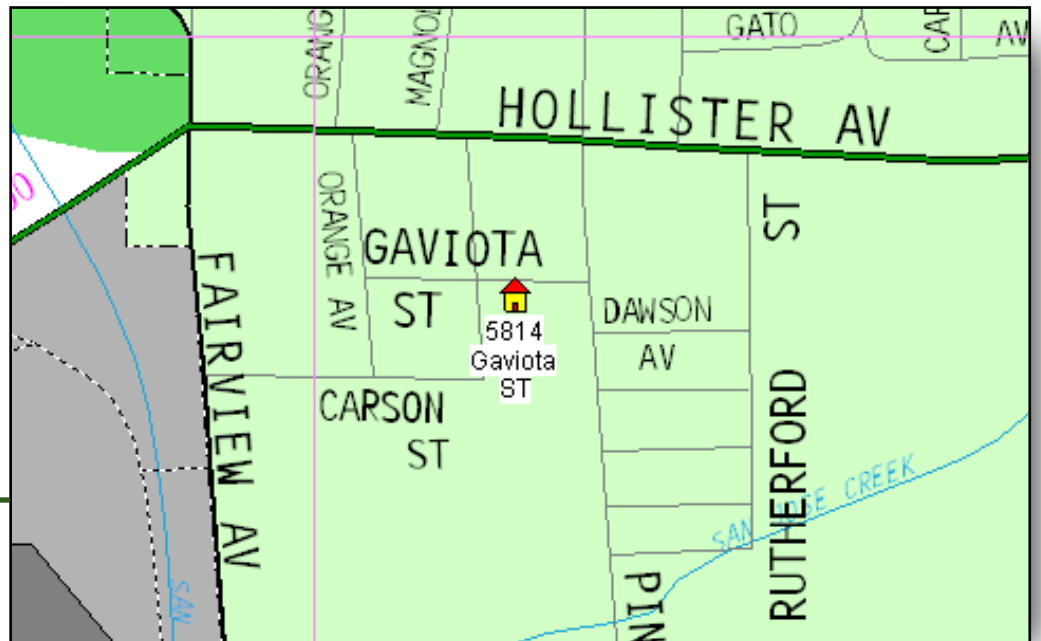
The following reports are available on request:

- All documents mandated by CA Civil Code
- Preliminary Title Report from First American Title
- Natural Hazards Disclosure Report from Property I.D.
- Phase 1 and 2 Reports from Trak Environmental
- C3 Zoning Ordinance and Resolution O5-15
- Plan Check Notice
- Consultation Response

Requested Format For Offers:

The following format for offers is suggested:

- Winforms generated or typed offer on CAR or AIR forms.
- Submit offer with evidence of down payment funds and lender qualification letter
- Deposit of 15,000 or more
- Short escrow
- As-is purchase



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