

1050 Las Tablas Rd #5, Templeton CA

Well-located ±1,200 SF professional office suite available in Templeton, just minutes from Twin Cities Community Hospital and Highway 101.

Offered at \$185,000, this property presents an excellent value in a highly desirable Central Coast location.

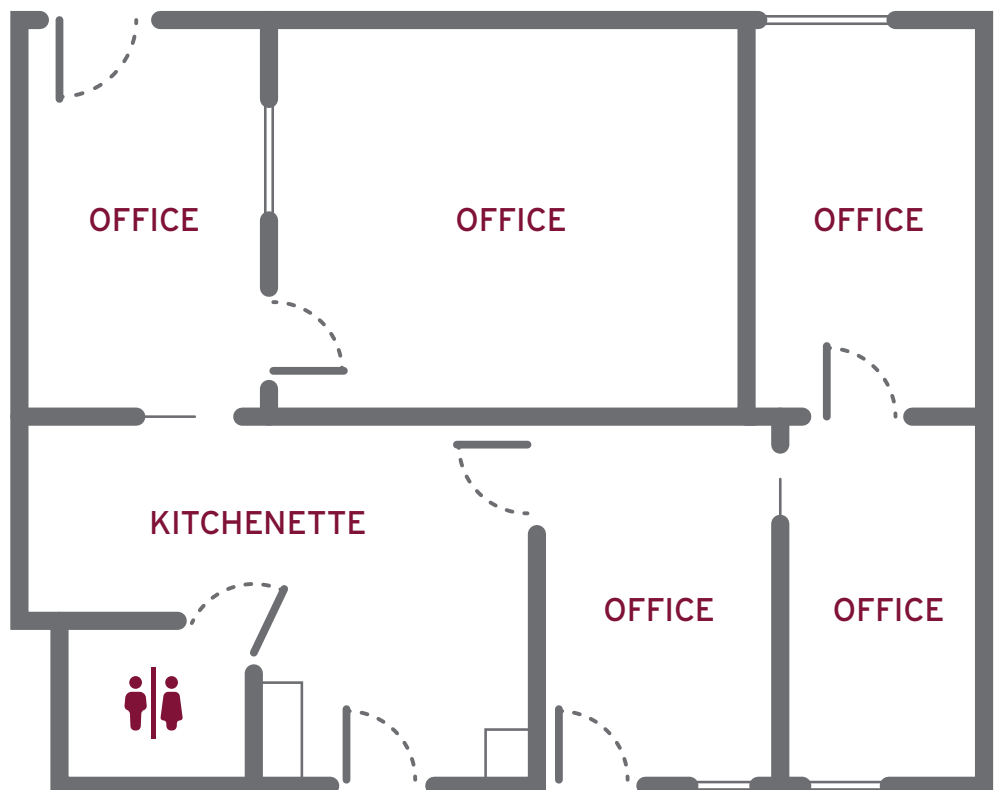
1,200 sq ft (approx.)

\$185,000

The suite features two private offices, a break room, dedicated storage area, and a specialized MRI room with copper lining from prior medical use. The space is currently configured as a medical office, offering flexibility for a variety of professional or medical uses (buyer to verify permitted uses).

Association dues are \$880/month and include exterior maintenance, parking lot upkeep, HVAC, sewer, trash service, natural gas, and water – providing predictable operating expenses and ease of ownership.

Convenient access to nearby medical facilities, local services, and major transportation routes enhances the property's appeal for a wide range of businesses.



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