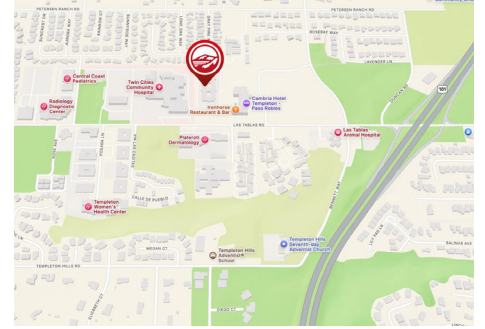




## 1050 Las Tablas Rd #5, Templeton CA

**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.)**

**\$175,000**

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.

