

4005 Burton Drive, Cambria, CA



AVAILABLE FOR SALE

Steve McCarty
Greg Stafford

Stafford McCarty
Commercial Real Estate
641 Higuera St, Suite 300,
San Luis Obispo, CA
93401
805-543-1801
www.staffordmccarty.com

Property Features:

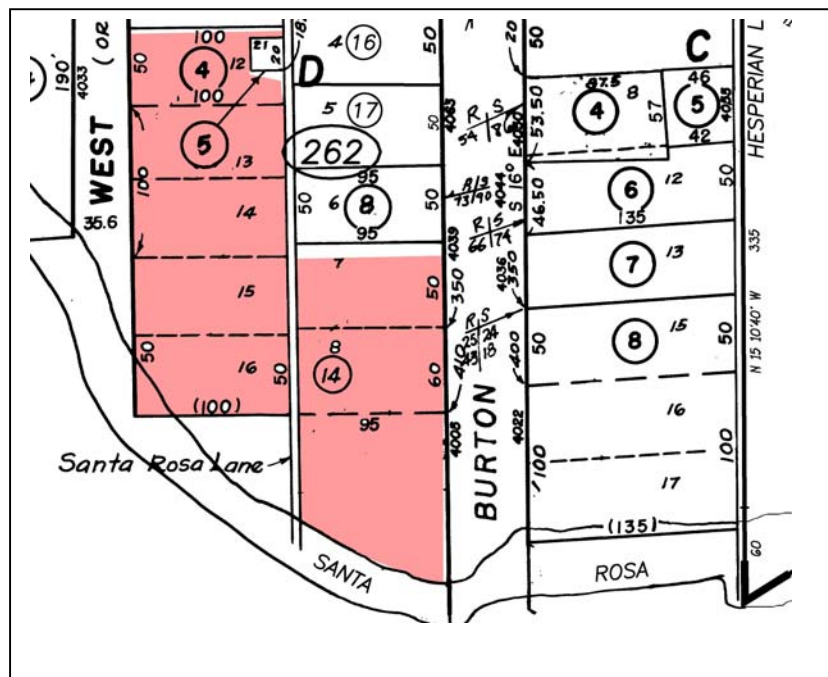
- ♦ Improvements Consist of an +/- 8,000 sq. ft. Restaurant Building (excluding decks and storage)
- ♦ +/- 48,000 sq. ft. of Land Zoned CR with Underlying Parcels
- ♦ Historic Creekside Restaurant Location
- ♦ Well-Established and Well-Known Burton Dr. Property
- ♦ Purchase Price: \$2,800,000 (\$350 sq. ft.)



Summary

4005 Burton Drive is a well-located and well-known business location. This historic building is a City of Cambria landmark. The current permitted use is for a restaurant. 14 EDU (Equivalent Dwelling Units) water permits go with sale of the property. There are approximately 75 striped parking spaces on site with adjacency to the West Street public parking lot. Hospitality and retail uses are across the street and adjacent to the subject property.

Property Characteristics	
APN:	013-262-004 and 014
Land Use Zone	Commercial Retail
Site Area	+/-48,000 sq. ft.
Property Description	An established restaurant location.
Site Coverage	Approx. 21%
Improvements	Approx. 8,000 sq. ft. not including decks and storage



"A rare opportunity to own an established Cambria restaurant location."

