

4335 Traffic Way, Atascadero, CA



AVAILABLE FOR SALE OR LEASE

Property Features:

- ♦ A 2,500 Sq. Ft. Commercial Condominium
- ♦ The Property consists of a Large Office, Mezzanine and Warehouse with Central Air Conditioning
- ♦ A Rollup Door and Skylights
- ♦ Ample On-site Parking
- ♦ Purchase Price: Very Reasonably Priced at \$350,000
- ♦ Seller Financing Available
- ♦ Call for lease rates!

Steve McCarty
Greg Stafford
Steve Davis

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



Summary

4335 Traffic Way is an industrial condominium consisting of approximately 2,500 sq. ft. There is a well-appointed office build out, 2 restrooms, mezzanine storage and central air conditioning.

Property Characteristics	
APN:	049-034-007
Land Use Zone	Industrial
Site Area	Condominium
Property Description	A 2,500 sq. ft. industrial condominium
Site Coverage	Approximately 50%
Parking	Ample On-site Spaces

"A functional building with low maintenance perfect for the owner/user"

