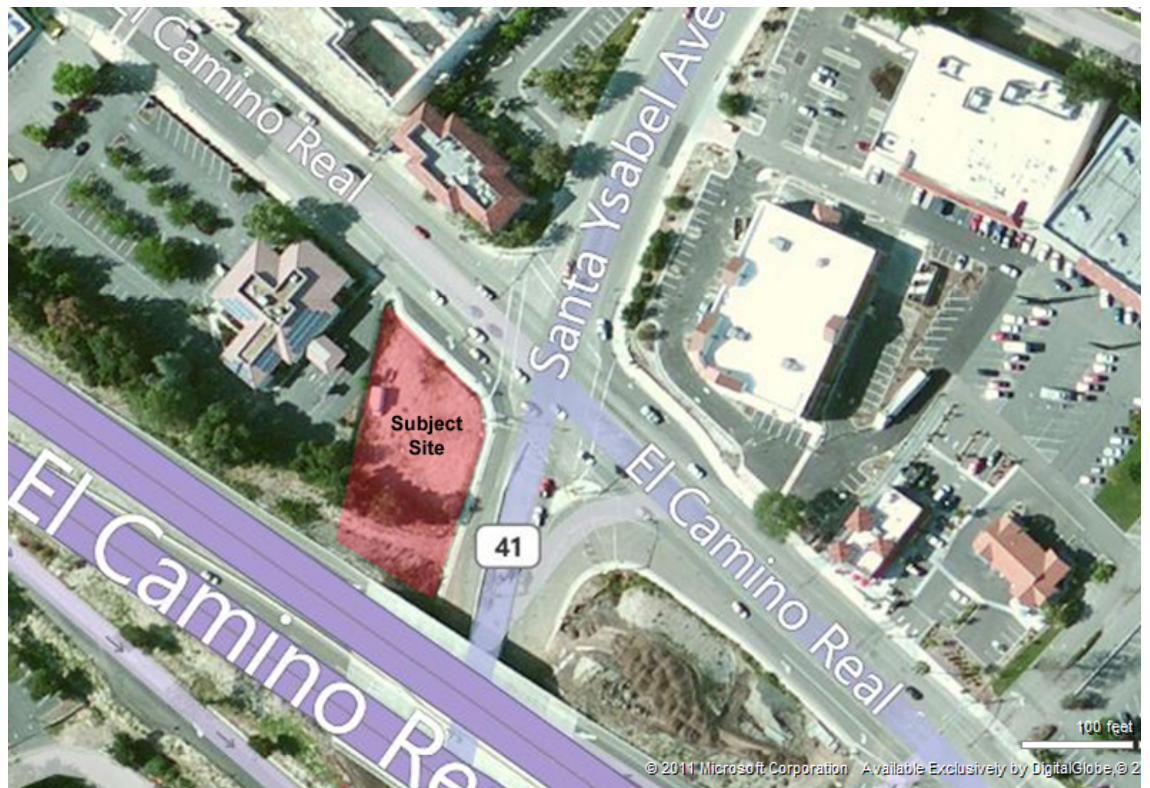


El Camino and Highway 41 at US 101. – Downtown Atascadero, Ca

**For
Sale
Or
Lease**

Contact:
Steve McCarty
DRE# 00977930

Steve Davis
DRE# 01843738



Property Features:

- ◆ US 101 Freeway Frontage, Access and Visibility
- ◆ Zoned Downtown Commercial
- ◆ +/- 17,731 sf
- ◆ Prime downtown corner
- ◆ \$470,000

Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA
93401
805-543-1801
www.staffordmccarty.com

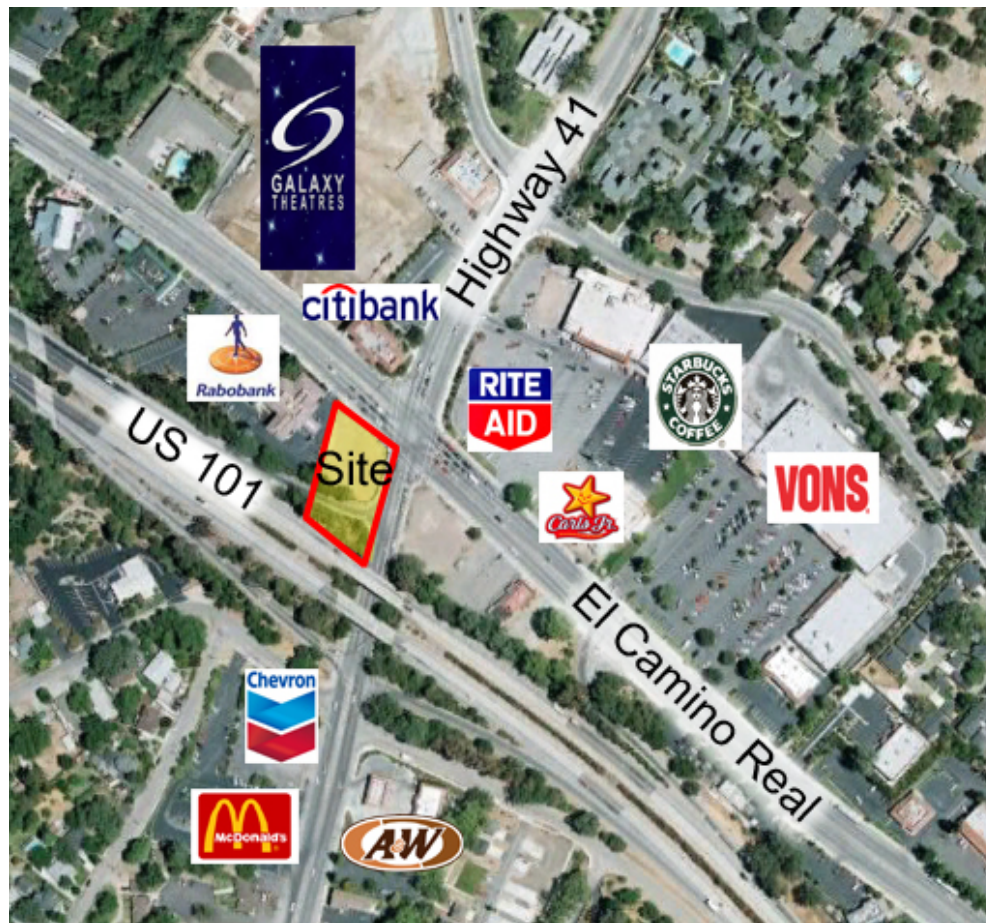
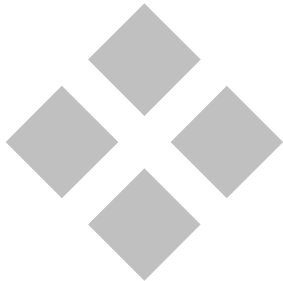


Summary

This site is located on a key corner in downtown Atascadero at the intersection of El Camino Real and Morro Road (Highway 41).

Parcel Characteristics	
APN's:	030-211-036
Legal Description:	Per title report
Land Use Zone	Downtown Commercial
Size	+/- 17,731 sf
Building setbacks from Property Line	Zero
Utilities	Available

"...a prime commercial lot on a high traffic corner in the heart of Atascadero and the US 101 travel corridor."



Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 * 805-543-1801 (voice) * 805-543-1857 (fax)
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Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.