

+/- 2,560 sq. ft.
198 South Street. – San Luis Obispo, Ca

***For
Sale
Or
Lease***



Contact:
Steve McCarty
DRE# 00977930

Steve Davis
DRE# 01843738

Offering:

- ◆ Ample Storefront Parking
- ◆ 2,560 sq. ft. building on a 9,160 sq. ft. parcel, on-site parking
- ◆ Free Standing Building on Corner Lot
- ◆ Highway 227 Crosstown traffic corridor, with easy freeway access
- ◆ CS Zoned Retail/Medical/Office Uses Allowed
- ◆ Sale: \$896,000 (\$350 per sq. ft.) or Lease: \$1.63 NNN

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



Summary

Well located, free standing retail/office building.
Excellent visibility. Ample on site parking.

Parcel Characteristics

APN:	003-721-045
Legal Description:	Per title report
Land Use Zone:	C-S
Power:	300 Amps in two panels
Land Area:	+/- 9160
Utilities:	City water and sewer
Parking:	On site, front and side of building

"A rare opportunity to a lease/purchase a scalable building with parking on a high traffic location."

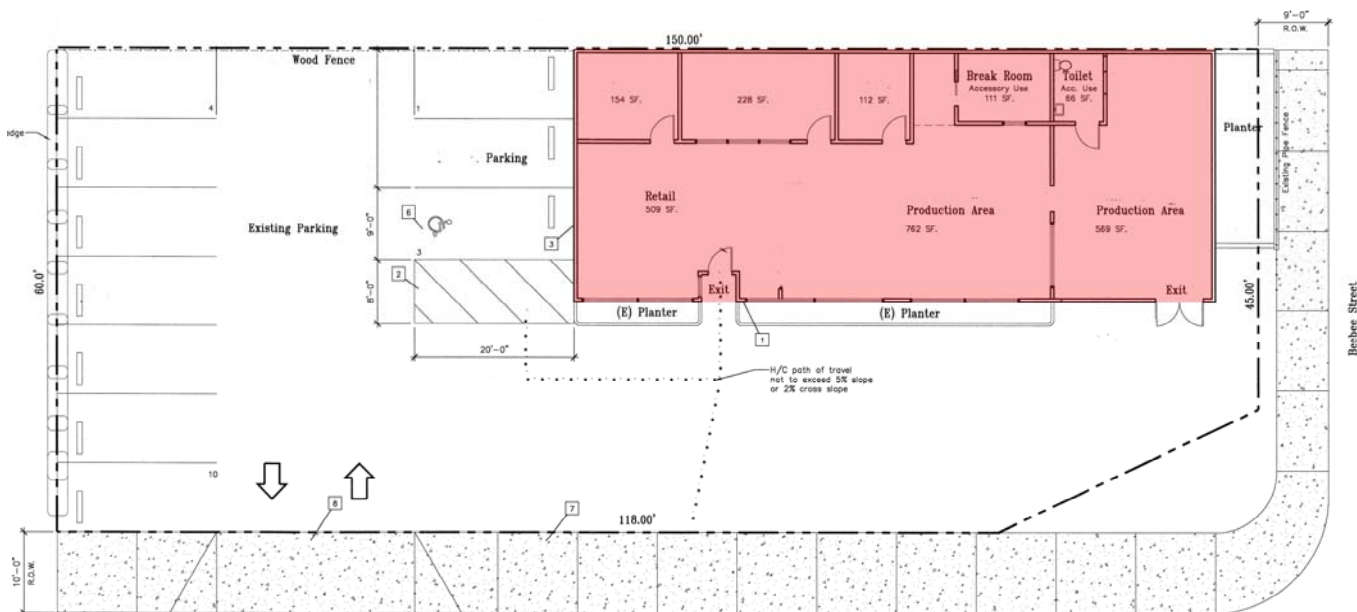
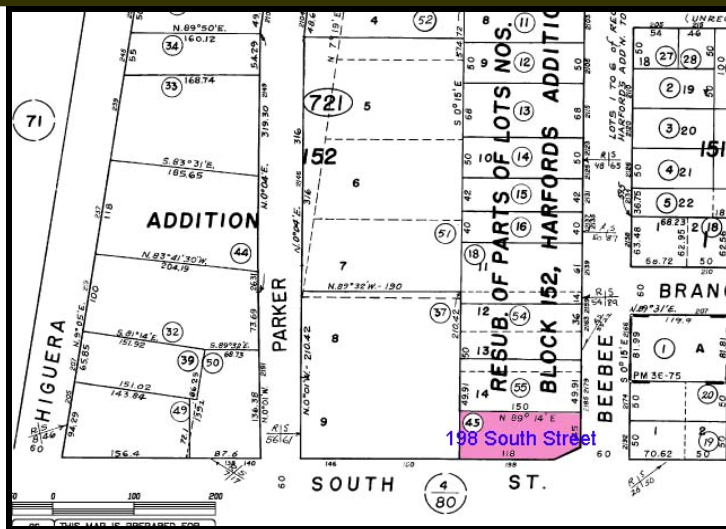


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641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 * 805-543-1801 (voice) * 805-543-1857 (fax)
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Information contained herein has been obtained from the owner of the property or from other sources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

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