

+/- 9.96 acres
Main Street, Morro Bay, Ca

**For
Sale**

Contact:

Steve McCarty
805-543-1801
steve@staffordmccarty.com
CalBRE# 00977930

Steve Davis
805-543-1801
stevedavis@
staffordmccarty.com
CalBRE# 01843738



- ◆ Excellent location with easy access to Pacific Coast Highway and Main Street, frontage road
- ◆ Infill Parcel
- ◆ Ocean View Parcel
- ◆ Zoned: Zoned R3 High Density Residential (refer to zoning)
- ◆ Sale Price: \$5,650,000
- ◆ More information available upon request

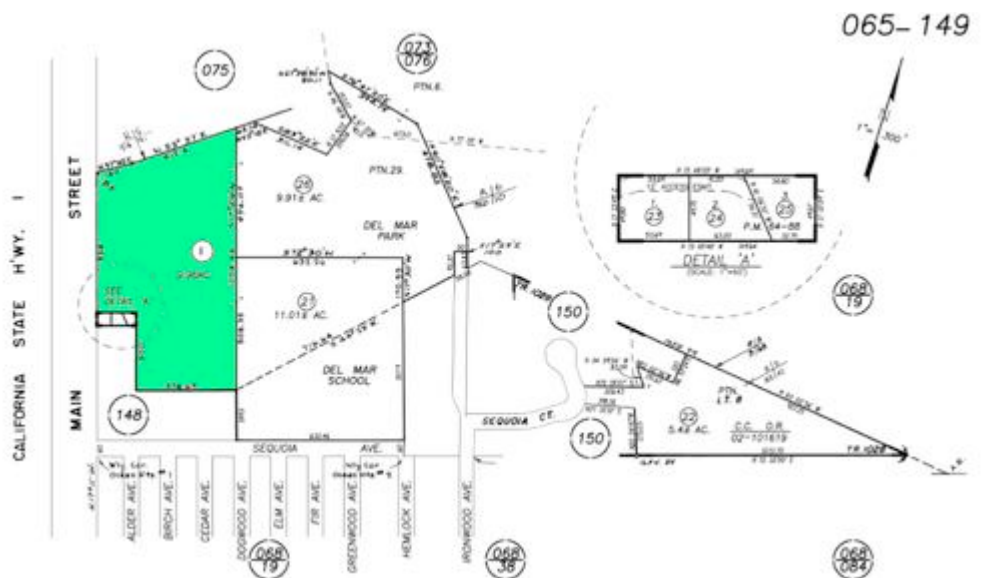
Stafford-McCarty Commercial
Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com



Summary

This property is both a key and unique development opportunity within the City of Morro Bay and the Central Coast region. The site overlooks Highway 1 and faces the Pacific Ocean. This is rare infill R3 Zoned parcel, allowing 20 units to the acre without density bonuses. The property is adjacent to the local park and school.

| Parcel Characteristics | |
|------------------------|--|
| APN: | 065-149-001 |
| Legal Description: | Per title report |
| Land Use Zones: | R3 High Density Residential |
| Utilities: | Available |
| Lot Gross Square Feet: | Approximately 433,858 |
| Former Use: | Former Texaco Morro Bay Sales Terminal |



Steve McCarty – Steve Davis
Stafford-McCarty Commercial Real Estate

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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.