

**For
Sale**

Great Corner Location

+/- 2,800 sq. ft. For Sale

2138 Broad Street – San Luis Obispo, Ca



Contact:

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DRE# 00977930

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DRE# 01843738

Offering:

- ◆ 2,800 sq. ft. building on a 20,070 sq. ft. parcel, on-site parking
- ◆ Free Standing Restaurant Building with access on both Broad Street and Santa Barbara Street
- ◆ High Traffic Counts, easy freeway access
- ◆ Zoned CN (Neighborhood Commercial)
- ◆ Ample Parking
- ◆ For Sale \$1,765,000 (real estate only, business not for sale)
- ◆ plus 700 sq. ft. patio which is part of City of San Luis Obispo leasehold interest

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 restaurant. Excellent visibility with ample on site parking. Rare site location as it meets with South Street and Broad and offers access from both Broad Street and Santa Barbara Streets. High traffic counts: approximately: 29,000 average daily traffic.

Parcel Characteristics

APN:	003-748-036
Legal Description:	Per title report
Land Use Zone:	C-N
Traffic Count:	Approximately 29,000 ADT, City of San Luis Obispo
Land Area:	+/- 20,070 sq. ft.
Utilities:	City water and sewer
Parking:	On site, front and side of building 32 spaces

"A rare opportunity to a purchase a key building with parking on a high traffic location."

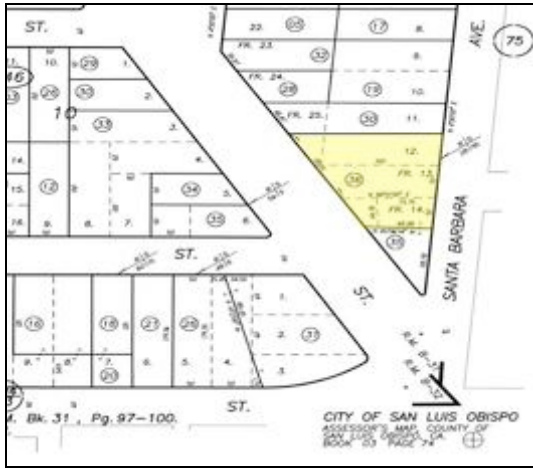


Stafford-McCarty Commercial Real Estate

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.

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