

*Price
Reduction*

**For
Sale**

Owner/User

Or

**Leased
Investment**

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1,500 sq. ft. Building
8930 Morro Road
Atascadero, Ca



Offering:

- ◆ Key location with surplus parking and rear circulation
- ◆ 1,500 sq. ft. building with 3 private offices and conference room
- ◆ 7 on site parking spaces (including 1 handicapped space)
- ◆ The property can be sold for Buyer occupancy, or
- ◆ Owners/sellers willing to lease back at an approx. 6 cap
- ◆ Sale Price: ~~\$449,000~~ now \$425,000 (proforma available for qualified Buyers)



Summary

Located at the key intersection of Morro Road (Hwy 41) and Portola Road, 8930 Morro Road has building improvements of approximately 1,500 sq. ft. This is a well maintained free standing office building, built in 2003. 3 private offices, conference room, reception area and 2 bathrooms. There is ample private parking with 7 spaces and access from both Morro Road and Portola Road.

Parcel Characteristics

APN:	031-291-026
Legal Description:	Per title report
Land Use Zone:	Commercial Retail
Utilities:	Available
Land Area:	7,148 square feet
Number of Floors	1
Existing parking lot on site	7 spaces (1 ADA)



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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.