

**Further
Price
Reduction!**

Two Industrial Parcels for Sale
Willow Road and Highway 1
Arroyo Grande, CA

**For
Sale**



Contact:
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DRE# 00977930

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Offering:

- ◆ Two parcels for sale
- ◆ Zoned Industrial
- ◆ Located in the unincorporated portion of Arroyo Grande (County of San Luis Obispo)
- ◆ 1.41 and 1.08 acres - 2.49 acres total
- ◆ Purchase Price: **Now: \$649,000 (\$5.98/sf)**
- ◆ Available Immediately

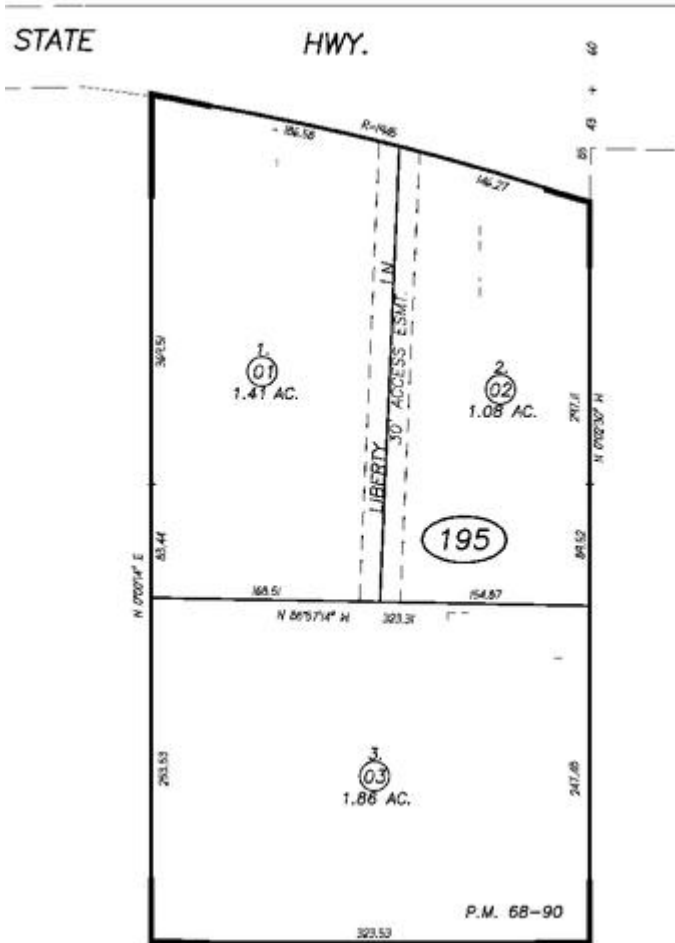
Stafford-McCarty Commercial
Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com
CalBRE: 01240829



Summary

Two adjacent lots being sold on the Nipomo Mesa in the unincorporated portion of Arroyo Grande. Zoned Industrial. Most recent use was Agriculture. Shared well with neighboring parcel. Adjacent property with 12,000 sq. ft. industrial building is also for sale.

Parcel Characteristics	
APN:	091-195-001 & 091-195-002
Legal Description:	Per title report
Land Use Zone:	Industrial – County of San Luis Obispo
Utilities:	Will serve letters on file with the County
Well:	Well Shared with adjoining parcel
Land Area (acres):	1.41 + 1.08 = 2.49 total acres



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.