

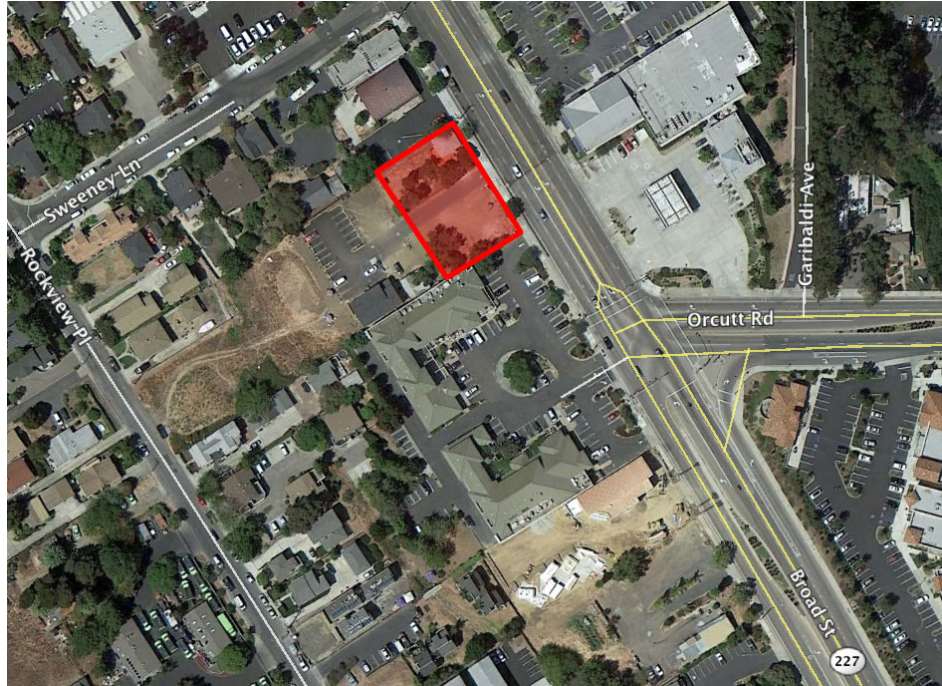
Land for In-fill Development

**3049 and 3099 Broad Street
San Luis Obispo, CA**

**For
Sale**

Contact:
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Description

- ◆ Two adjacent parcels totaling .41 acres
- ◆ Located on the Broad Street Corridor next to Crossroads Center
- ◆ Zoned - CR
- ◆ Excellent development potential
- ◆ **Sale Price: \$899,000**
- ◆ Existing house on-site has rental income of \$1,600/month while you process plans
- ◆ Additional information available upon request

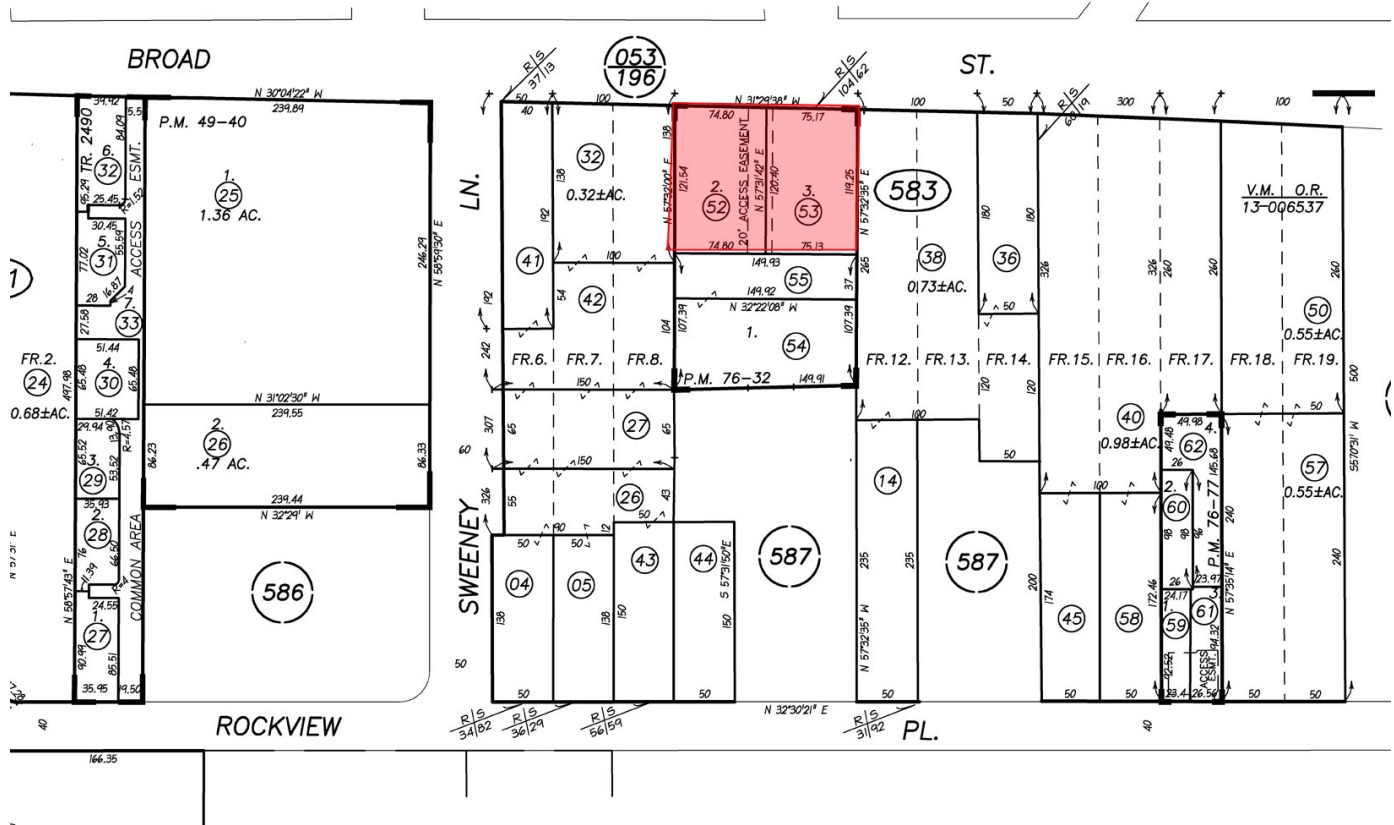
Stafford-McCarty Commercial
Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
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Summary

This property consists of 2 adjacent parcels both with Broad Street frontage. The total area of both parcels is .41 acres. Great development potential.

Parcel Characteristics	
APN:	004-583-052 & 004-583-053
Legal Description:	Per title report
Land Use Zones:	Commercial Retail
Utilities:	Available
Gross Square Feet – both lots:	Approximately 18,052



Steve McCarty – Steve Davis
Stafford-McCarty Commercial Real Estate

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