

Showroom, Warehouse and Office

**995 E. Grand Avenue
Arroyo Grande, CA**

**For
Sale or
Lease**

Contact:
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For Lease

- +/- 9,600 sf showroom
+/- 2,107 sf offices and work area
+/- 5,220 sf warehouse.
+/- 1,050 sf single family residence/office
- Zoned Fair Oaks Mixed-Use allowing a wide range of uses
- Great Grand Avenue exposure for showroom
- Large warehouse with high ceilings and three grade level roll-up doors
- Lease Rate: Negotiable –depends on space leased, NNN.
- Sale Price: \$3,300,000.

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

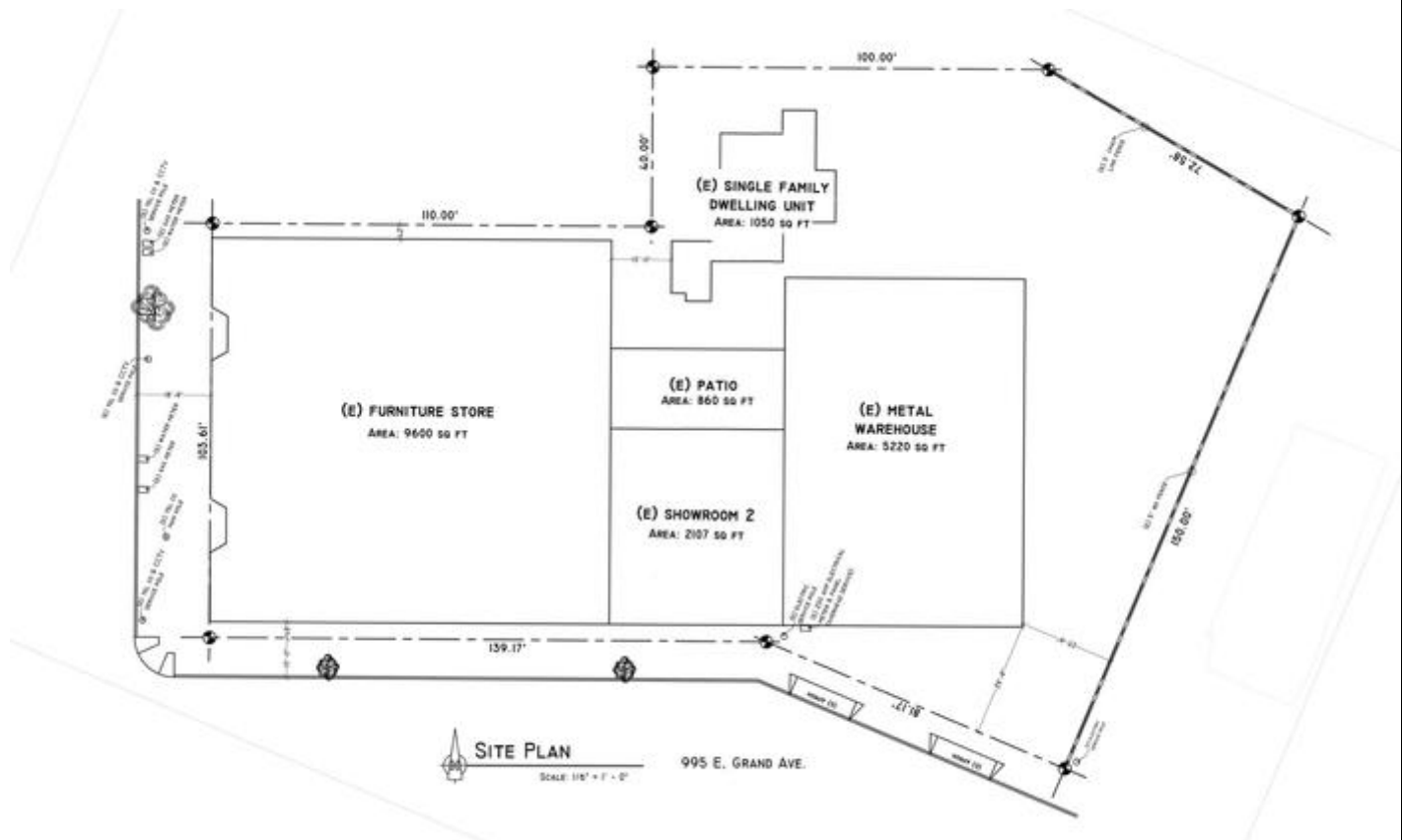
Summary



Great building located on Grand Avenue in Arroyo Grande just west of Halcyon. Large showroom with almost 100' of glass exposure along Grand Avenue. Large warehouse in the rear of the property to store your inventory. Free-standing residence (+/- 1,050 sf) is also on site and can be used as a residence or office.

Property Characteristics

Zoning:	Fair Oaks Mixed Use
Gross Square Footage Land Area:	+/- 37,109 sq. ft.
Assessor Parcel Number:	077-223-061 and 077-223-062
Special Features:	Showroom, warehouse, offices and residence all on site



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