

**Three parcels with 17,900+ sf of improvements**

**995 E. Grand Avenue  
Arrovo Grande. CA**

**For  
Sale**

**Contact:**  
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**For Sale**

- +/- 9,600 sf showroom  
+/- 2,107 sf offices and work area  
+/- 5,220 sf warehouse.  
+/- 1,050 sf single family residence/office
- **Plus**, an second parcel that provides parking
- **Plus**, a third, undeveloped, .47 acre, lot entitled for a 7,200 sf warehouse building.
- Zoned Fair Oaks Mixed-Use allowing a wide range of uses
- Great Grand Avenue exposure for showroom
- Existing large warehouse with high ceilings and three grade level roll-up doors
- Sale Price: \$3,300,000.

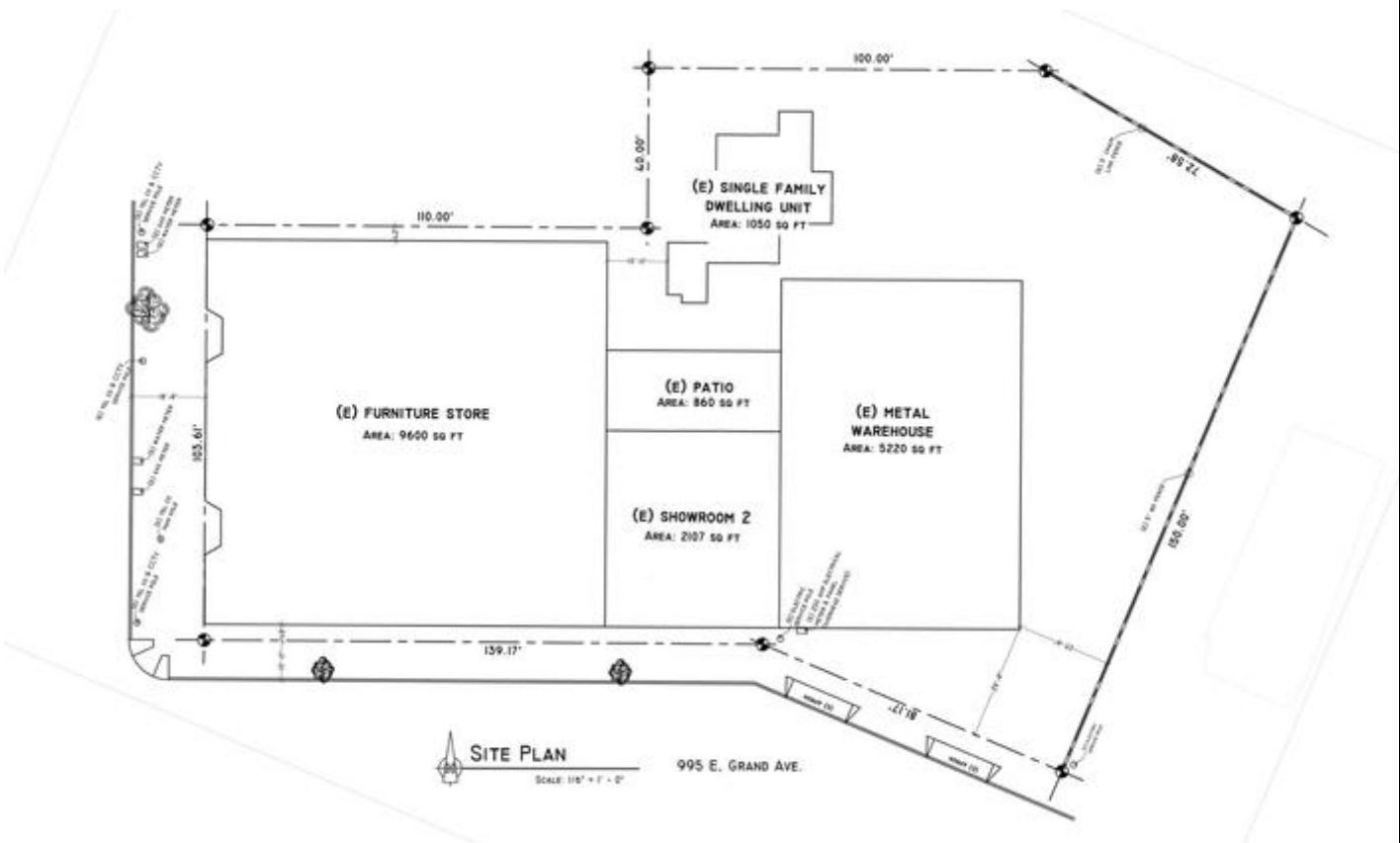
Stafford-McCarty  
Commercial Real Estate  
641 Higuera St., Suite 201  
San Luis Obispo, CA 93401  
805-543-1801  
[www.staffordmccarty.com](http://www.staffordmccarty.com)

## Summary



Great building located on Grand Avenue in Arroyo Grande just west of Halcyon. Large showroom with almost 100' of glass frontage along Grand Avenue. Large warehouse in the rear of the property to store your inventory, or leased separately. Free-standing residence (+/- 1,050 sf) is also on site and can be used as a residence or office. Second parcel adjacent to showroom provides parking. Third parcel is entitled for a 7,200 sf warehouse building.

Property Characteristics	
Zoning:	Fair Oaks Mixed Use
Gross Square Footage Land Area:	+/- 37,109 sq. ft.
Assessor Parcel Number:	077-223-061, 077-223-062 and 077-223-064
Special Features:	Showroom, warehouse, offices and residence all on site



### Stafford-McCarty Commercial Real Estate

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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.*

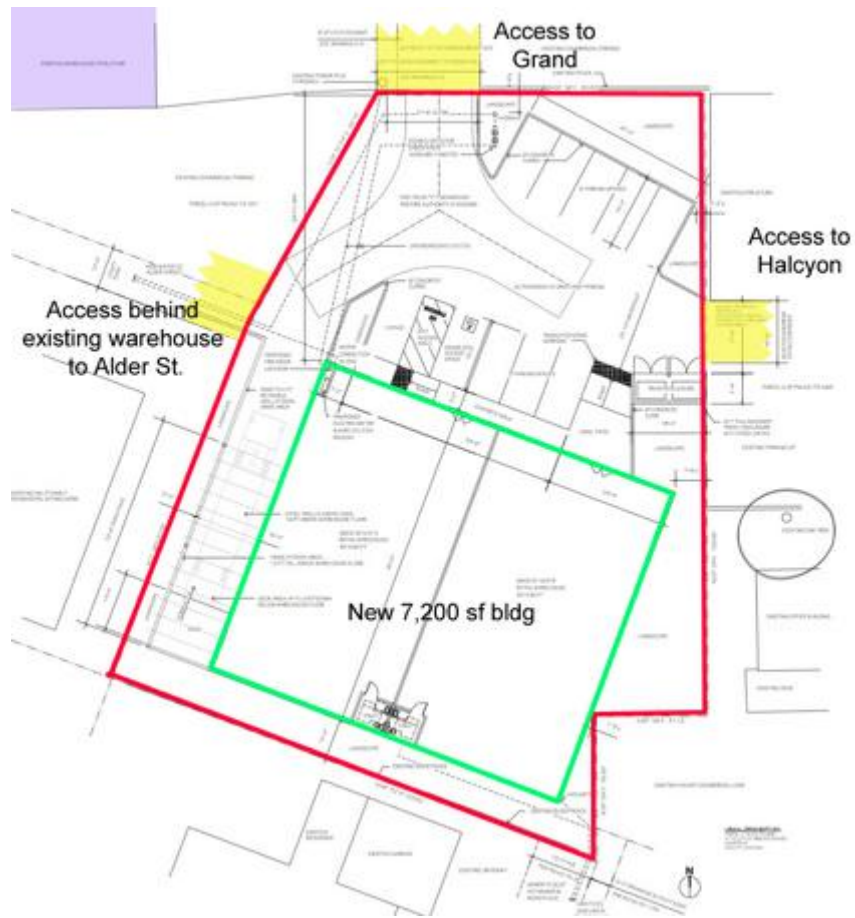


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Entitled Building on the third APN:



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