# McCarty & Davis

### Property for Sale: +/- 40,511 Sq. Ft. CP Zoned Land. Morro Road, Atascadero, CA

# **Property Overview**

- 2 Parcels of vacant land totaling +/- 40,511 Sq. Ft.
- CP Zone (wide range of uses)
- APN 031-052-011 and 031-052-020
- Selling Price: \$858,600



# McCarty & Davis Commercial Real Estate



#### Additional Information

Located along California State Route 41 .41 miles from HWY 101 1.79% recent employment growth in Atascadero\* Annual average household income 82K\*\*

> \*datausa.io \*\***California** Demographics by CUBIT

Steve McCarty <u>mccarty@mccartydavis.com</u> CalBRE#: 00977930

Steve Davis davis@mccartydavis.com CalBRE#: 01843738 641 Higuera Street, Suite 201 San Luis Obispo, CA 93401 805.543.1801 www.mccartydavis.com Updated: 4/26/23

The 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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#### Allowed Uses: \*

Medical Animal Hospital Brewery / Tasting Room Financial Services General Retail and Business Services Allows mixed-use with residential above

\*May require CUP (check with Planning Department)



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Looking

North on

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