

Leased Investment for Sale

3591 Sacramento Drive, Suite 120, San Luis Obispo

\$350,000



Contact:

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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 1/9/2024

McCarty ♦ Davis
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer an opportunity to purchase an affordable leased investment in San Luis Obispo. Suite 120 at 3591 Sacramento is an office condominium currently leased that is for sale.

Property Facts

- 2 private offices, each with their own entrance.
- Plus a conference room between the two offices (or a third office space)
- Small break area with sink and refrigerator
- 668 useable sq. ft. (including common areas)
- Parking – 2 unreserved spaces
- APN: 053-234-037
- Year Built: 2007

Financials

Sale Price: \$350,000

Cap Rate: 3.9%

Full Due Diligence Packet including Proforma and Rent Roll are available upon request.



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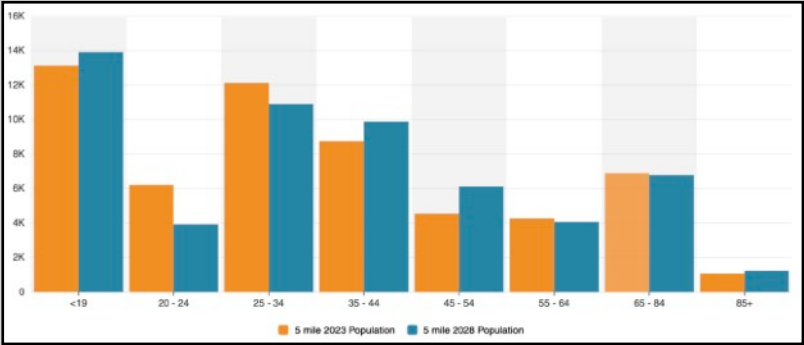
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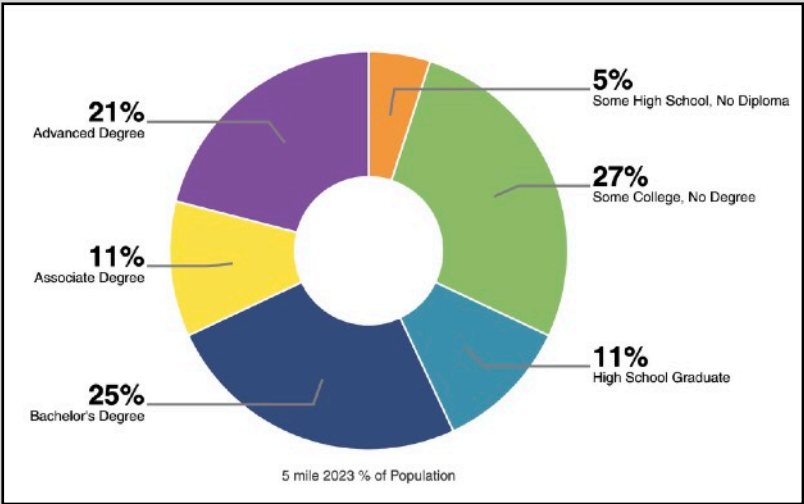
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Demographics

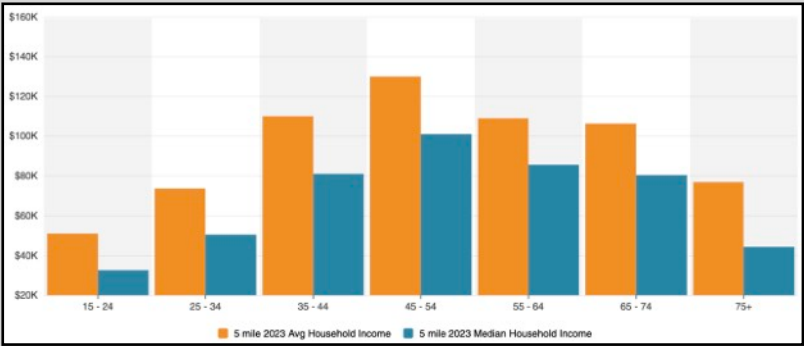
Population
By Age



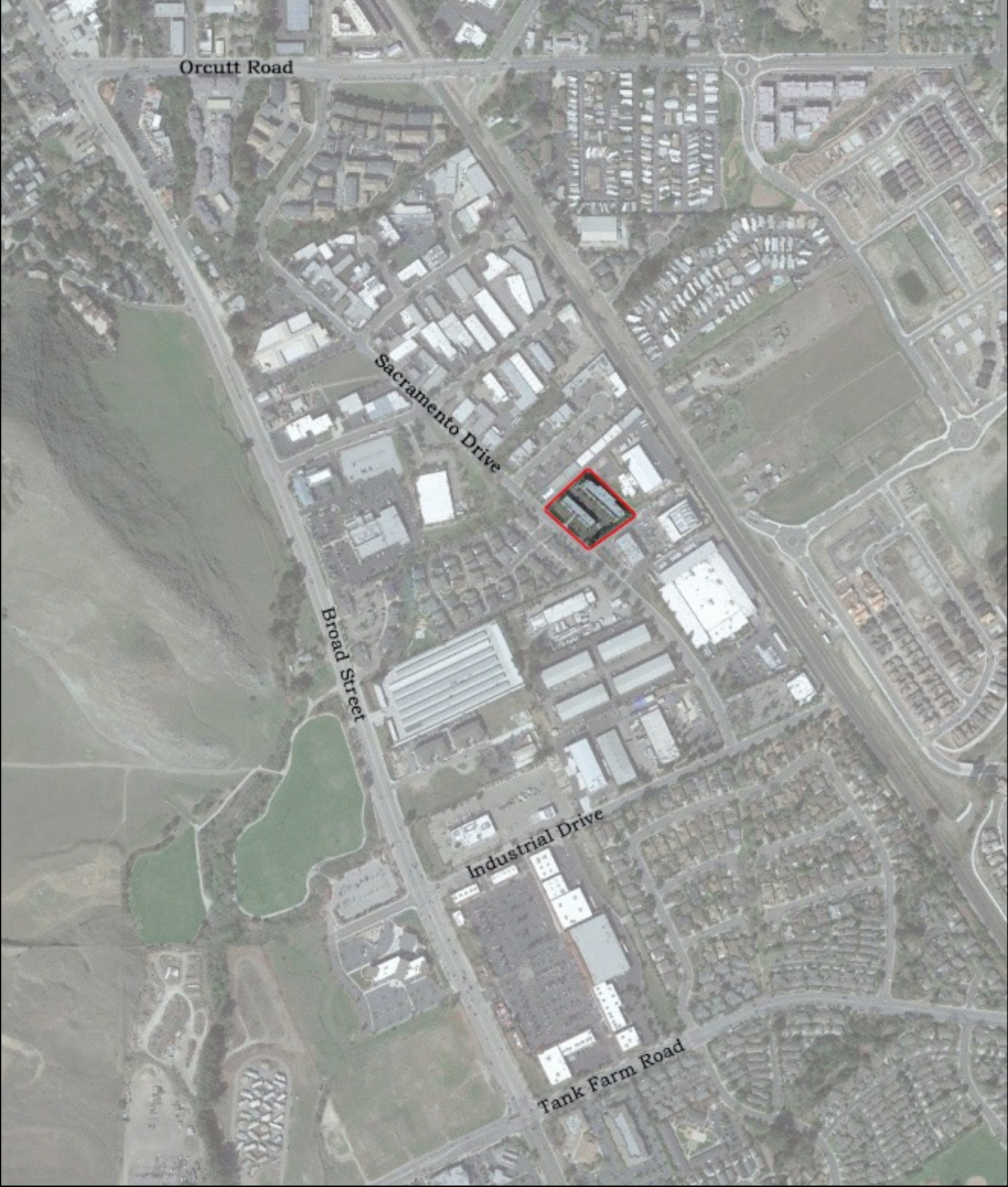
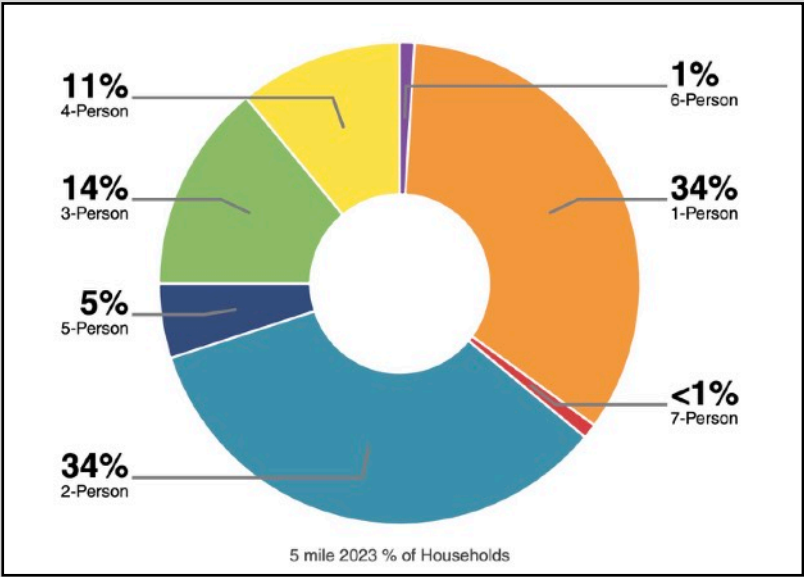
Educational
Attainment



Household
Income
By Age



Household
Size



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For More Information

To receive more information please call or email us. Our contact information is below and we look forward to talking to you.

Full Due Diligence Packet including Rent Roll and Proforma are available upon request for qualified buyers.



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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