

Industrial Leased Investment

451 Leoni Dr., Grover Beach, CA

+/- 6,400 SF

6.8% Cap Rate

FOR SALE



Contact:

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641 Higuera Street, Suite 201
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805.543.1801
Updated: 2/26/2024

McCarty ♦ Davis
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to purchase an industrial leased investment at 451 Leoni Dr. in the heart of Grover Beach's industrial zone. The building totals +/- 6,400 SF. The space has two rollup doors, new parking lot, significant HVAC, and high ceilings.

Property Facts

- APN 060-541-018
- +/- 6,400 SF building
- +/- 11,761 SF lot
- Zoning is Industrial (Green Zone)
- 2 roll-up doors
- 3 phase 220 V
- 7 on site parking spaces

Financials

Sale Price: \$1,950,000

Net Income: \$132,800

Cap Rate: 6.8%

Full Due Diligence Packet available upon request.

Additional Info

Building could be demised into two commercial units. Current tenant is in the cannabis industry.



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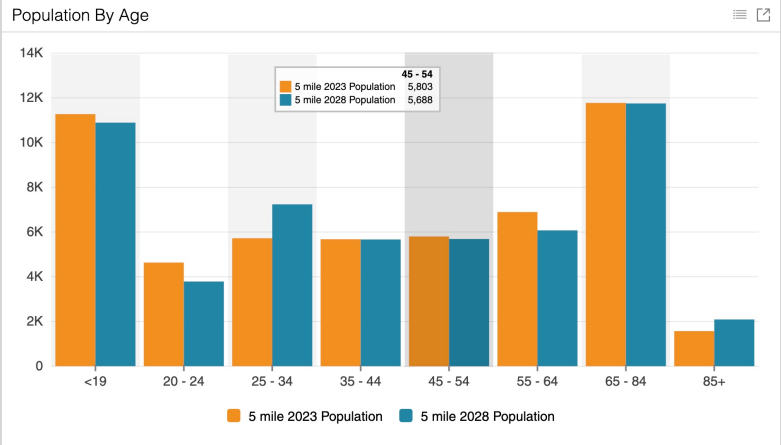
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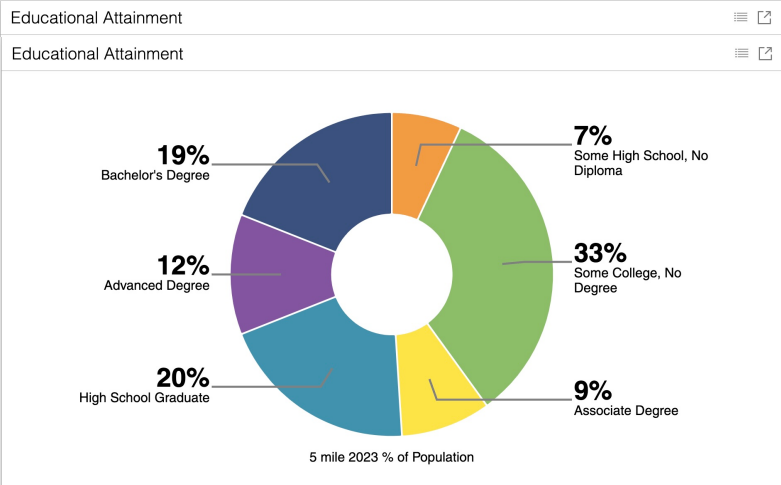
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Demographics

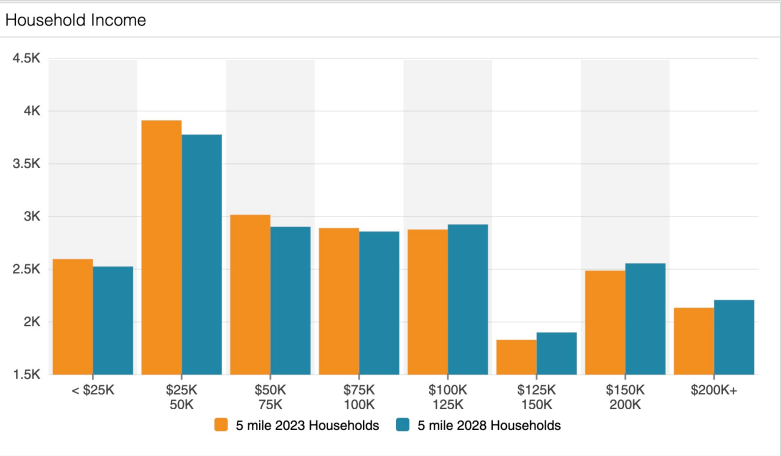
Population By Age



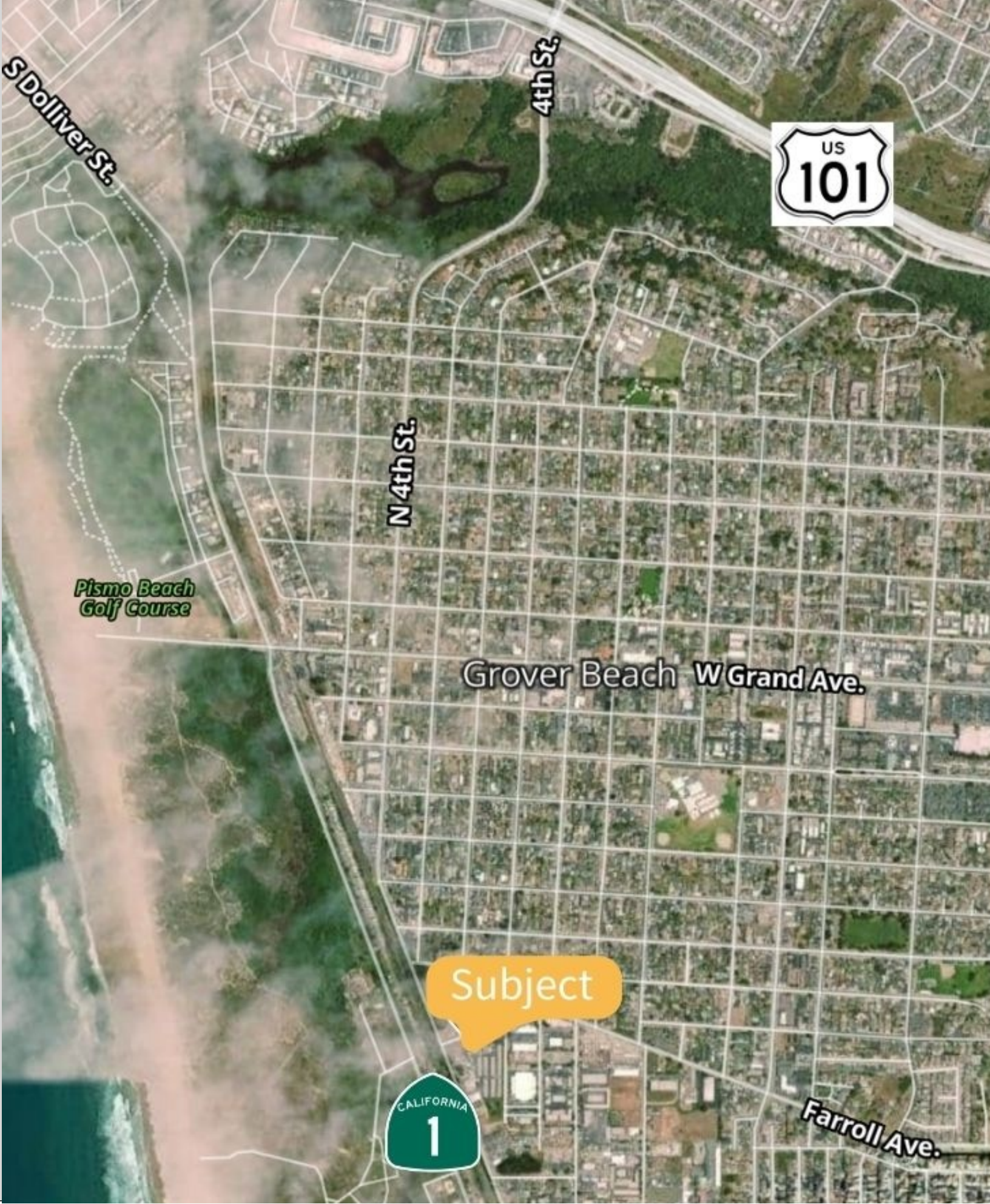
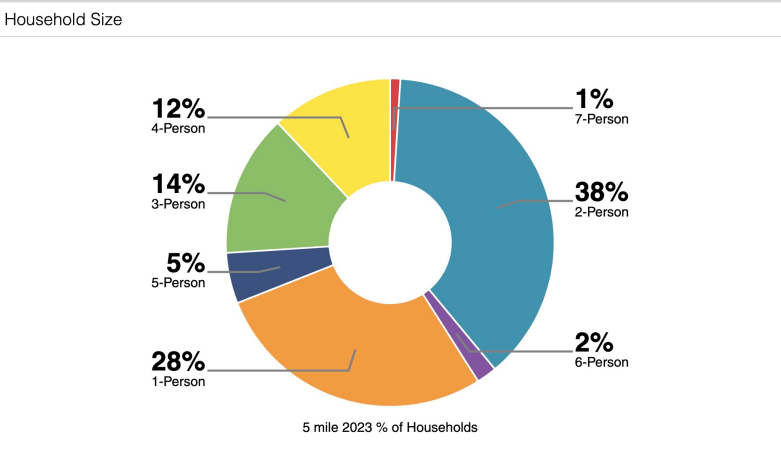
Educational Attainment



Household Income



Household Size



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For More Information

*To schedule a
showing please
call or email us.
Our contact
information is
below and we
look forward to
talking to you.*



*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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