



**First Story Retail and
Second Story Apartment**
783 Main St. , Cambria, CA
+/- 3,048 SF
FOR SALE
PRICE IMPROVEMENT

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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 4/9/2025

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Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to purchase 783 Main St. in Cambria. 783 Main is a recently remodeled, well maintained mixed use building located in Cambria's West Village. The ground floor features a bright and versatile retail space that has a private restroom and storage area. Upstairs is a newly renovated 1 bedroom residence with a private entrance and sundeck. Located right off of Highway 1 in Cambria, set on the Southern end of Big Sur, it is the perfect location to capture the year-round tourist traffic. The second story residence provides the perfect place to stay on the Central Coast as well as a potential great source of income as a 30-day rental that is walking distance to the beach.

Property Facts

- +/- 1,794 SF downstairs retail space
 - Originally two storefronts, now functions as a single retail space with a creative/workspace in the rear.
- +/- 1,254 SF upstairs residence
 - Recently remodeled with new kitchen cabinets, granite counter tops, walk-in shower, and wood burning stove.
- +/- 2,750 SF lot
- Zoned: CR - Commercial Retail
- APN - 022-123-011
- 2 parking spaces in the rear of the building

Financials

For Sale: \$1,295,000 ~~\$1,350,000~~

Additional Info

Full Due Diligence Package Available Upon Request
Great live/work opportunity



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Downstairs Retail Space

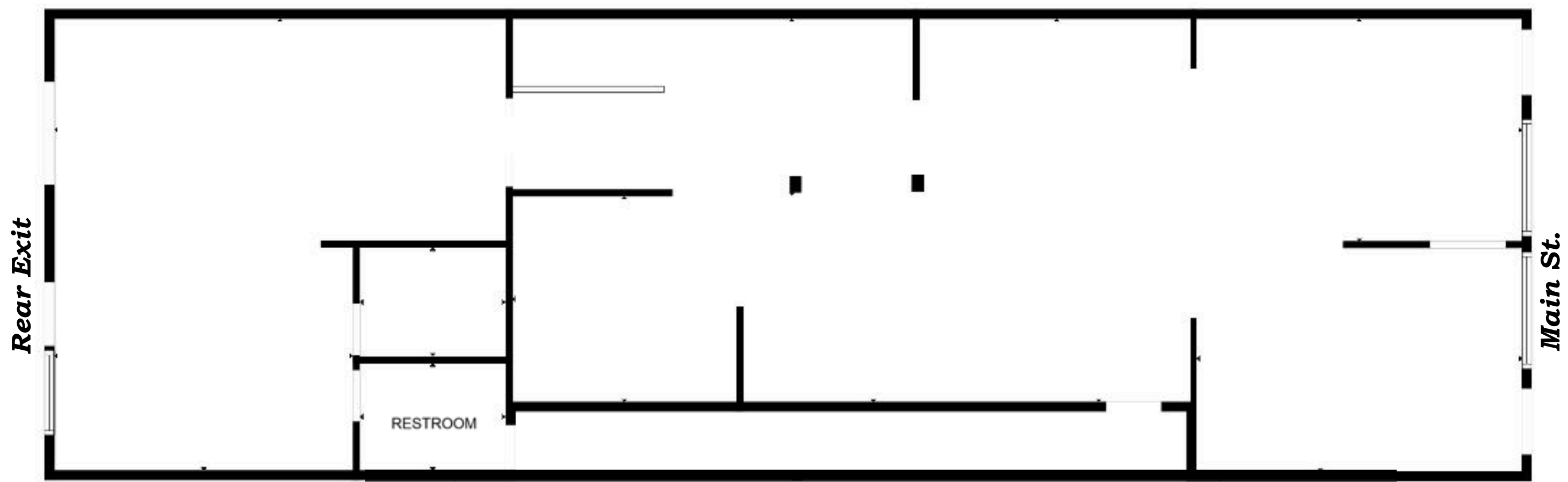


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Upstairs Residence



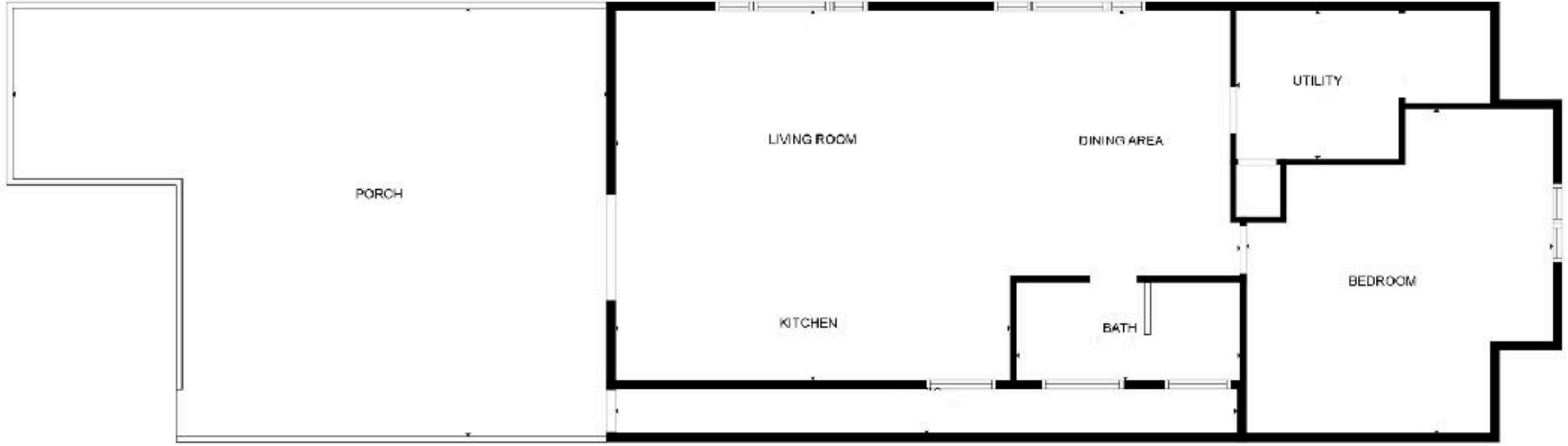
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Rear Exit



Main St.

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2 off-street parking spaces

***2 rear exits from the
retail space***

Private entrance to residence

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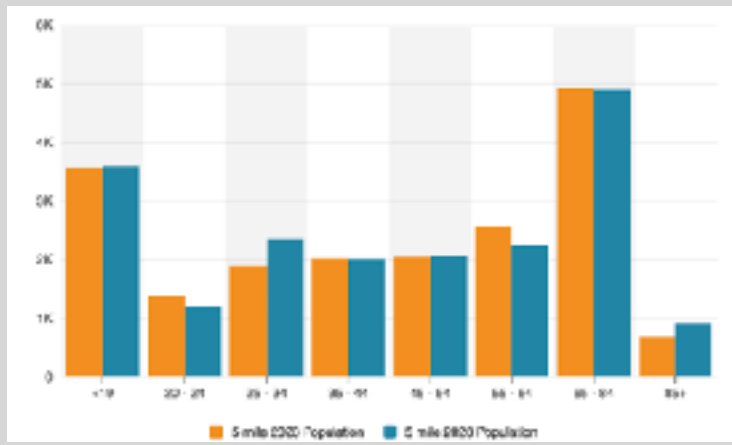
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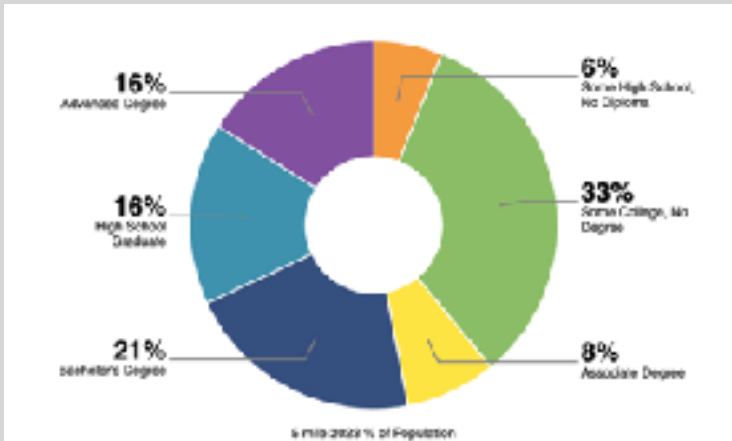
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Demographics

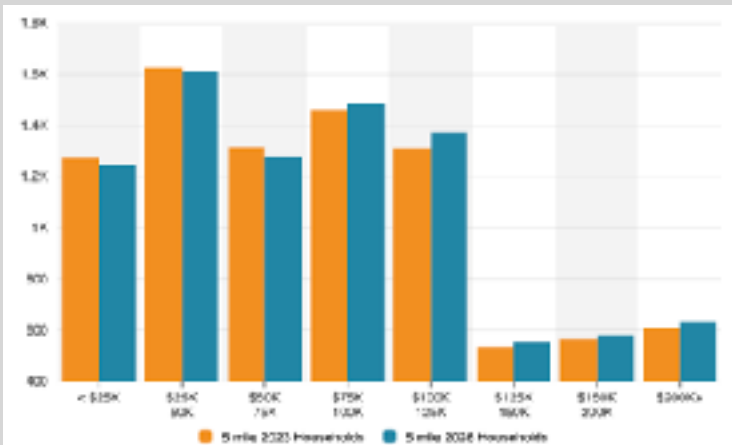
Population By Age



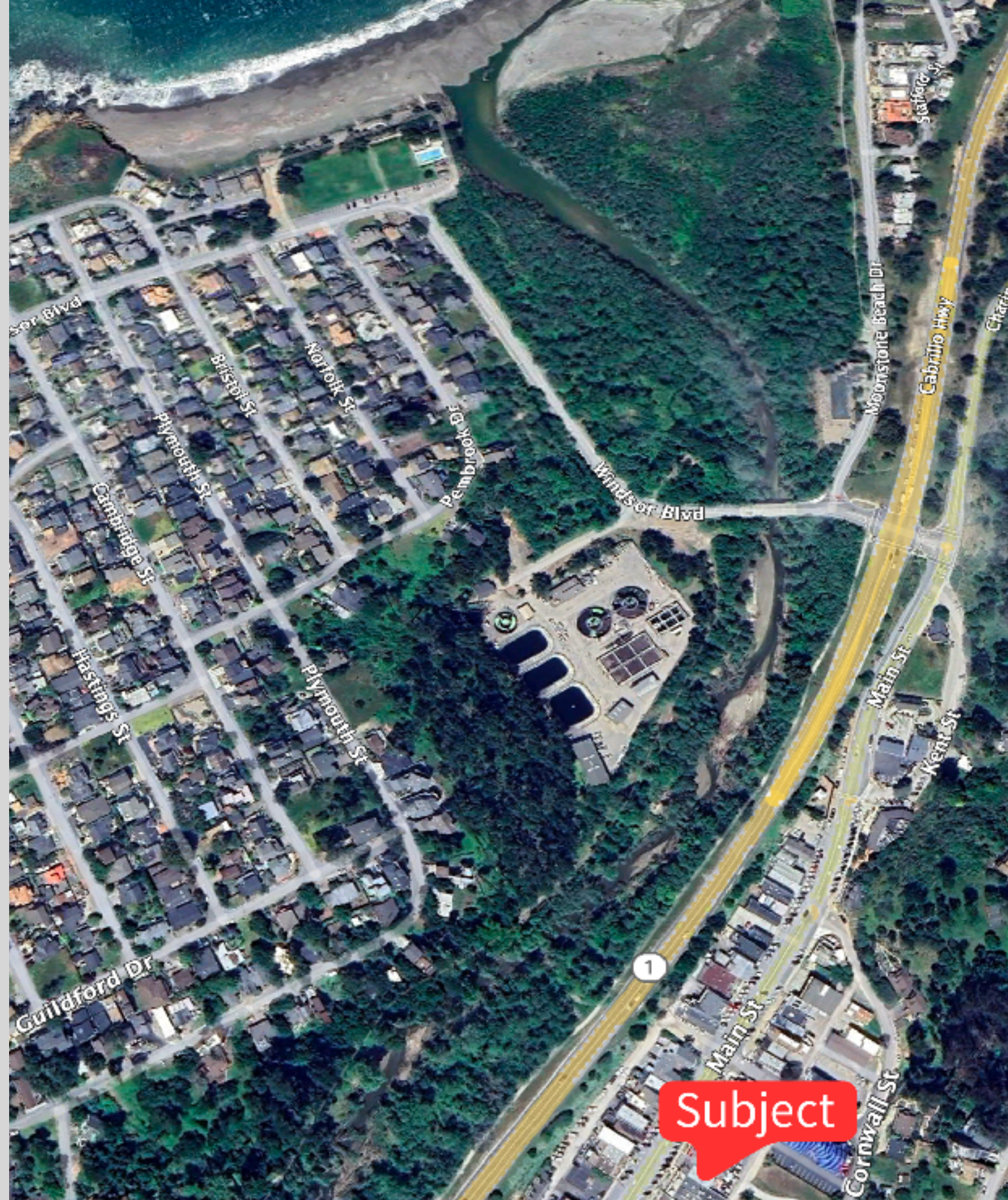
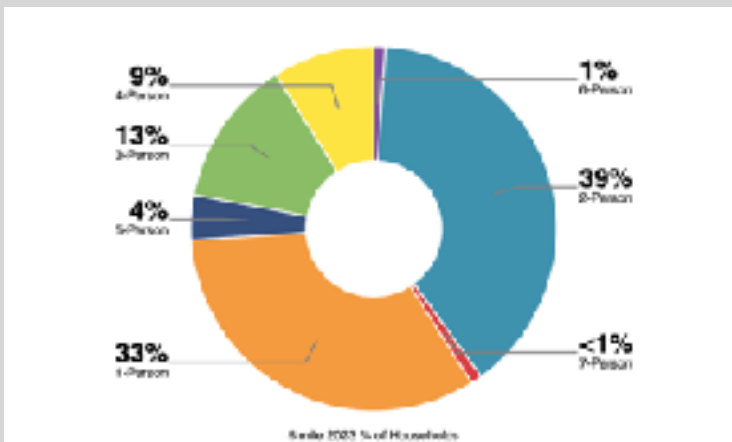
Educational Attainment



Household Income



Household Size



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**For More
Information**

*To schedule a tour
or receive more
information 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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