

Two Story Office/Medical Building

154 Traffic Way., Arroyo Grande, CA

+/- 2,370 SF

FOR SALE



Contact:

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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 12/6/2024

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Property Overview

McCarty Davis is pleased to offer the opportunity to purchase 154 Traffic Way in Arroyo Grande. 154 Traffic Way is a two story building currently set up as a medical office on the first floor and private offices on the second floor. Adjacent to the charming East Village of Arroyo Grande and easy access to Hwy 101. This versatile building caters to an owner/user. The VMU zoning designation allows a wide range of uses. Additionally there is an opportunity to convert the entire building into a residence, or convert the upstairs to a residence and leave the lower space commercial; this provides for a live/work opportunity.

Property Facts

- +/- 2,370 SF two story building
- First Floor +/- 1,436 SF
 - 5 exam rooms
 - Reception area
 - Waiting room
 - Nurse's Station
 - 2 Restrooms
- Second Floor +/- 934 SF
 - 4 private offices
 - Full bathroom
 - Full kitchen
 - (Upstairs could easily be used as a residence)
 - Additional +/- 512 SF deck
- +/- 225 SF attic storage, easily accessible by stairs
- +/- 9,583 SF lot
- Zoned: VMU - Village Mixed Use
- APN - 007-483-037
- 6 parking spaces in the rear of the building

Financials

For Sale: \$1,300,000



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Downstairs Medical Space

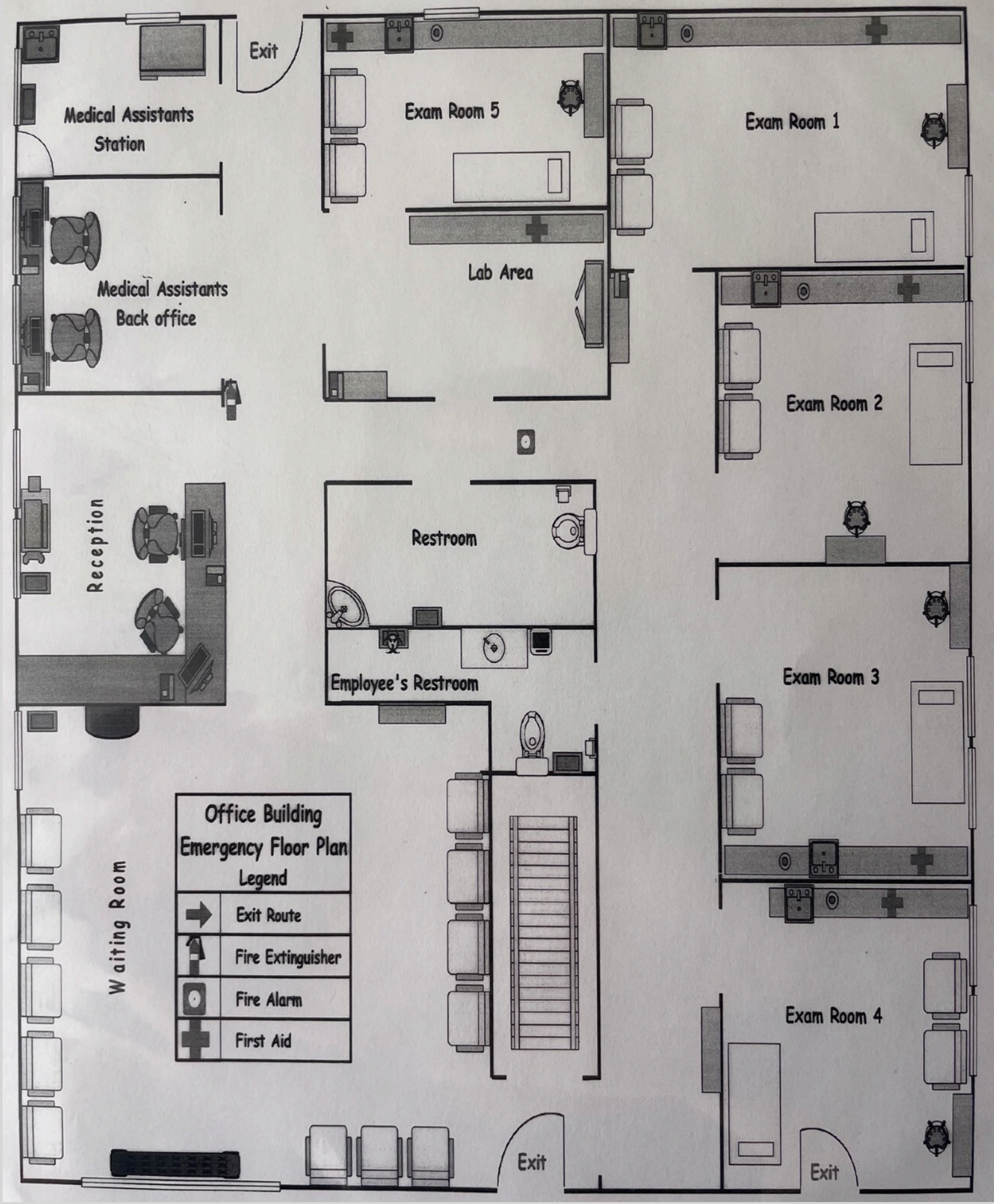


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Second Floor Space

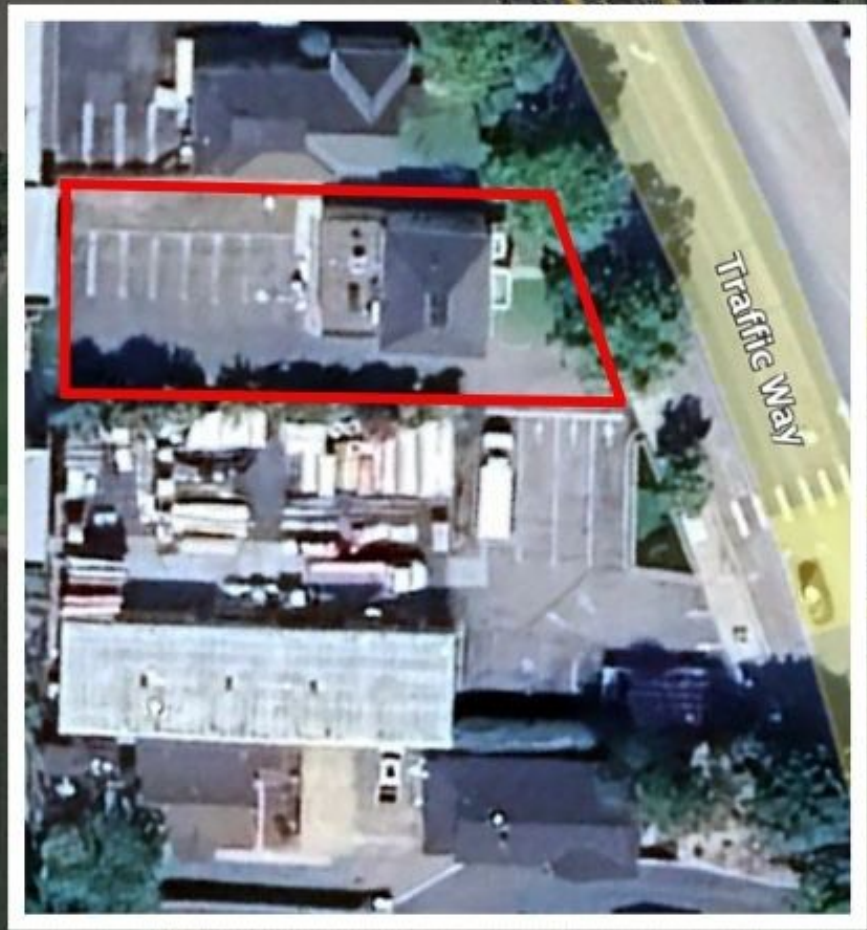
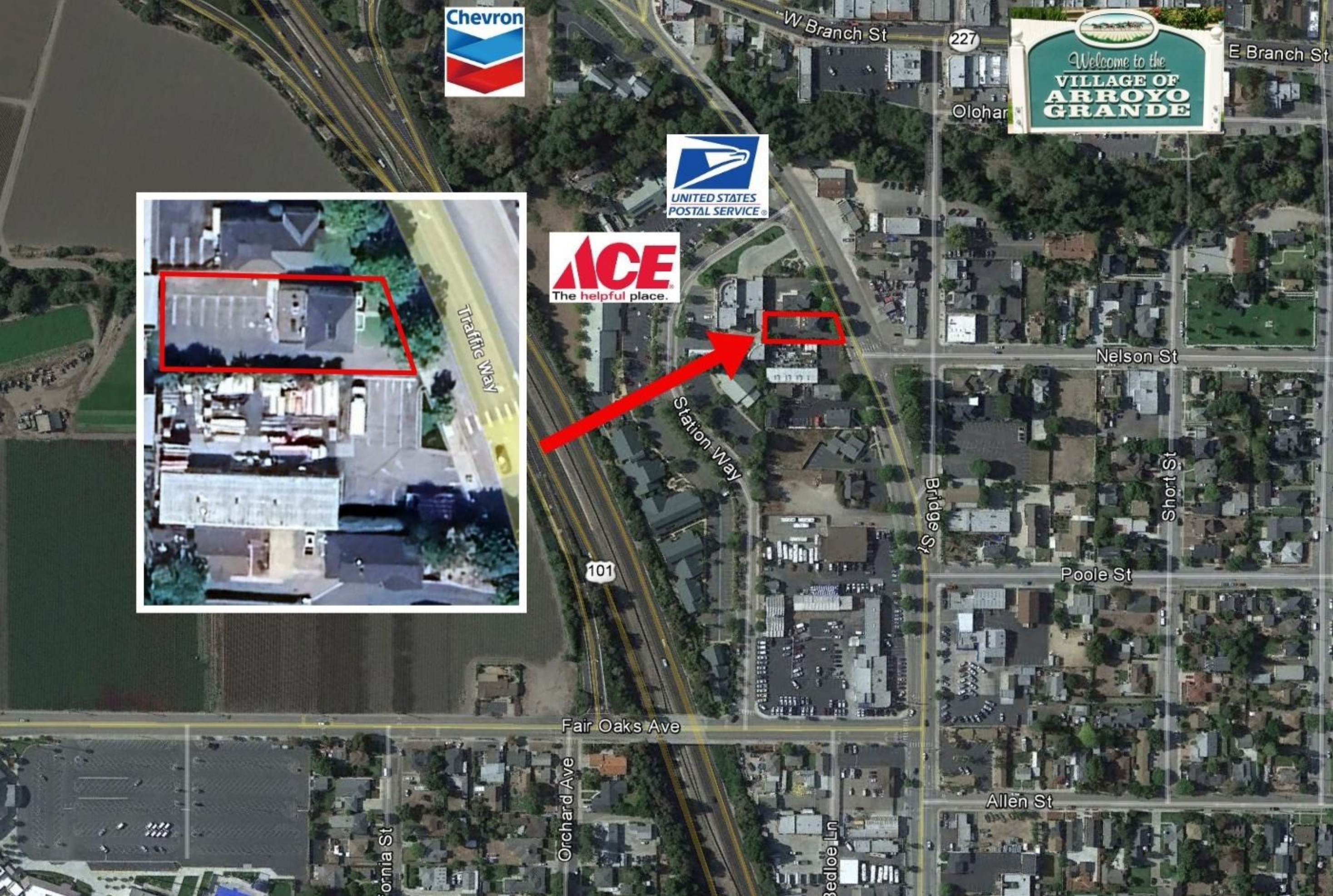


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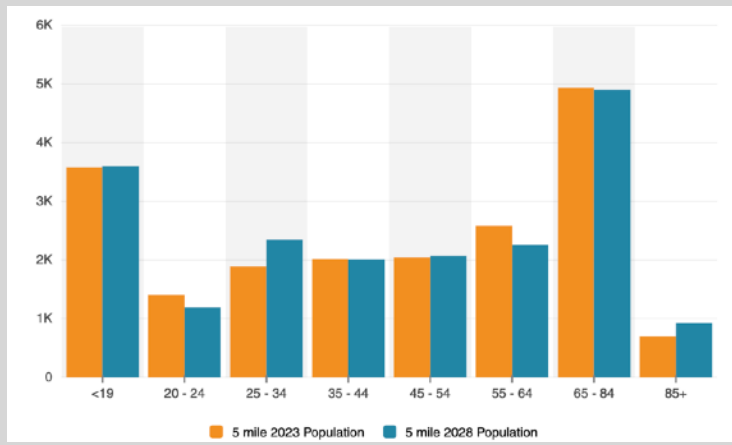
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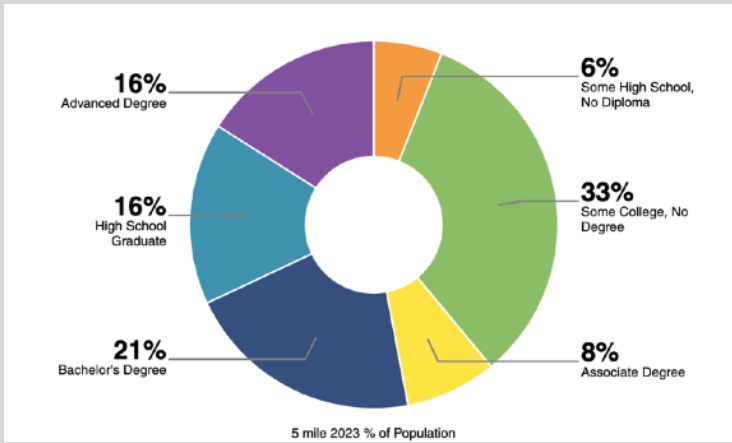
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Demographics

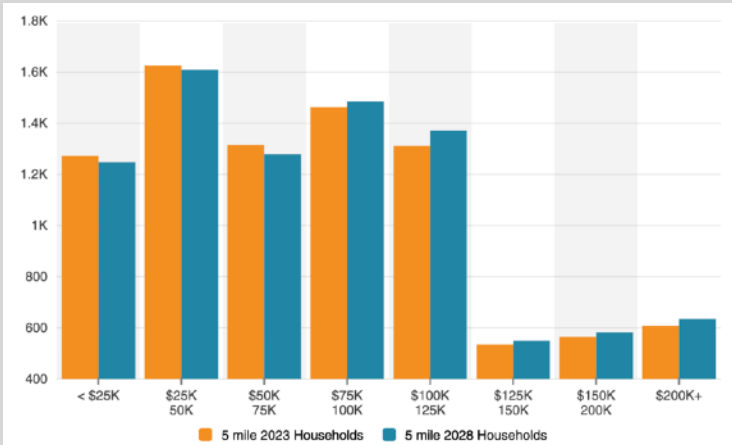
Population By Age



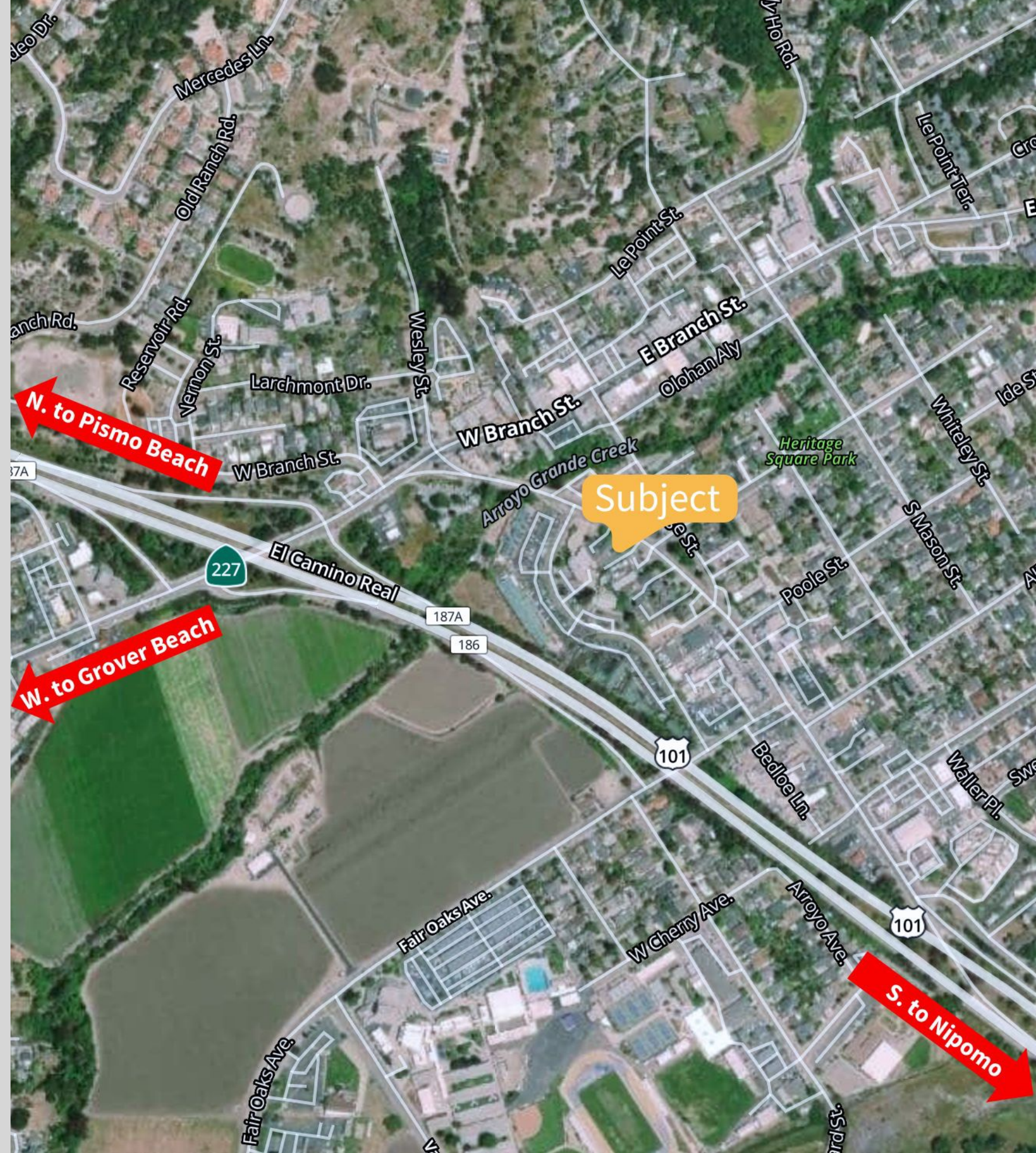
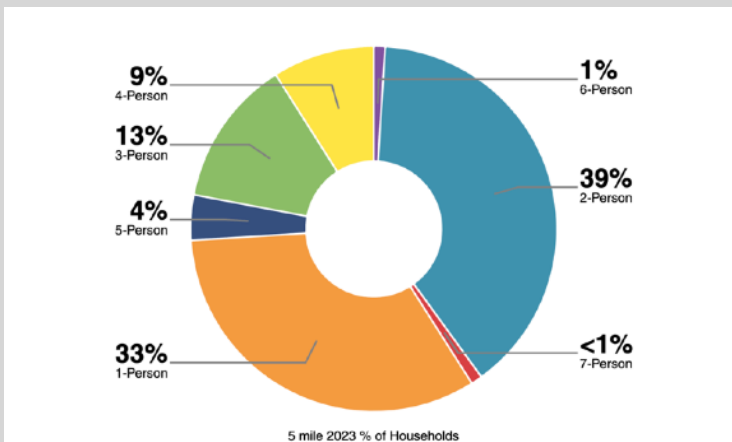
Educational Attainment



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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