### McCarty \* Davis

#### Mixed-Use Property for Sale 1402 - 1406 Marsh Street, San Luis Obispo, CA

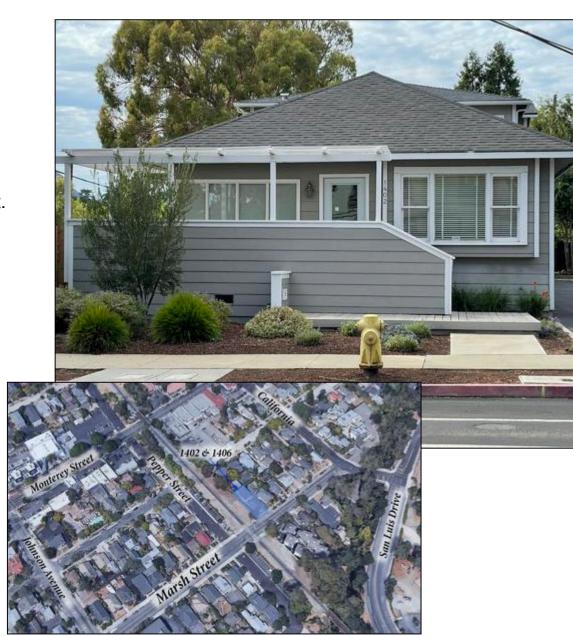
#### **Property Overview**

- Offering consists of:

  Craftsman style office building:
  +/- 1,096 sq. ft. including 3 offices,
  conference room and open work area.

  Second floor apartment: +/- 1,479 sq. ft.
  with 2 bedrooms and 2 bathrooms
- Both office and apartment currently leased. Possibility to deliver office vacant.
- · Zoning: Office, residential allowed
- 5 On-Site Parking Spaces
- Sale Price: \$1,375,000
- Rent Roll and Virtual Tour Available
   Upon Request
- Adjacent property also for sale See last page for details

McCarty & Davis
Commercial Real Estate



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## McCarty & Davis



#### 1402 and 1406 Marsh Street:

+/- 6,000 sq. ft. of Land

+/- 1,096 sq. ft. of Office

+/- 1,479 sq. ft. Apartment (located above parking)



	Office Floor plan  Back Porch			
Ramp	Office or Breakroom	Conference Room		
	Office			
		Hall	Restroom	
	Office or Open Work Area	Office		
-	Front Porch	Entran	ce	

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### McCarty & Davis

# Two Adjacent Parcels for Sale 1402 - 1410 Marsh Street, San Luis Obispo, CA

- Both 1402 / 1406 and 1410 Marsh may be purchased together at a reduced price
- Offering consists of two Craftsman style office buildings and a residential apartment
- Sale Price: \$2,380,000
- Rent Roll and Virtual Tour Available Upon Request





1402 /1406 and 1410 Marsh Street are adjacent parcels with a shared driveway

Unit #	APN	Avail Sq. Ft.	Parcel Size
1402	001-232-008	+/- 1,096	+/- 6,000
1406	001-232-008	+/- 1,479	Included Above
1410	001-232-009	+/- 1,294*	+/- 6,000

\* does not include additional second floor space



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