

FOR SALE

\$2,199,000.00

**8%
CAP RATE**

**11.4% RETURN
ON EQUITY**

ROSSETTI COMPANY

Commercial Real Estate

1301 Chorro Street | San Luis Obispo, CA 93401

P: 805.544.3900 | F: 805.544.3922

www.rossetticompany.com



**142 Cross Street
San Luis Obispo, California**

Location: Tank Farm Road and South Higuera Street

Sale Price: \$2,199,000.00

Financing: \$1,456,500.00, to be assumed

Type: Office/Warehouse/Retail

Building Size: Approximately 12,585 square feet

Parcel Size: Approximately 24,825 square feet

Zoning: C-S

Parking: On site

Comments: Quality property at a fair price. Fully leased, newer building with a varied, settled tenant mix. Loading dock, great exposure and convenient location. A good find in today's market. Loan to be assumed.

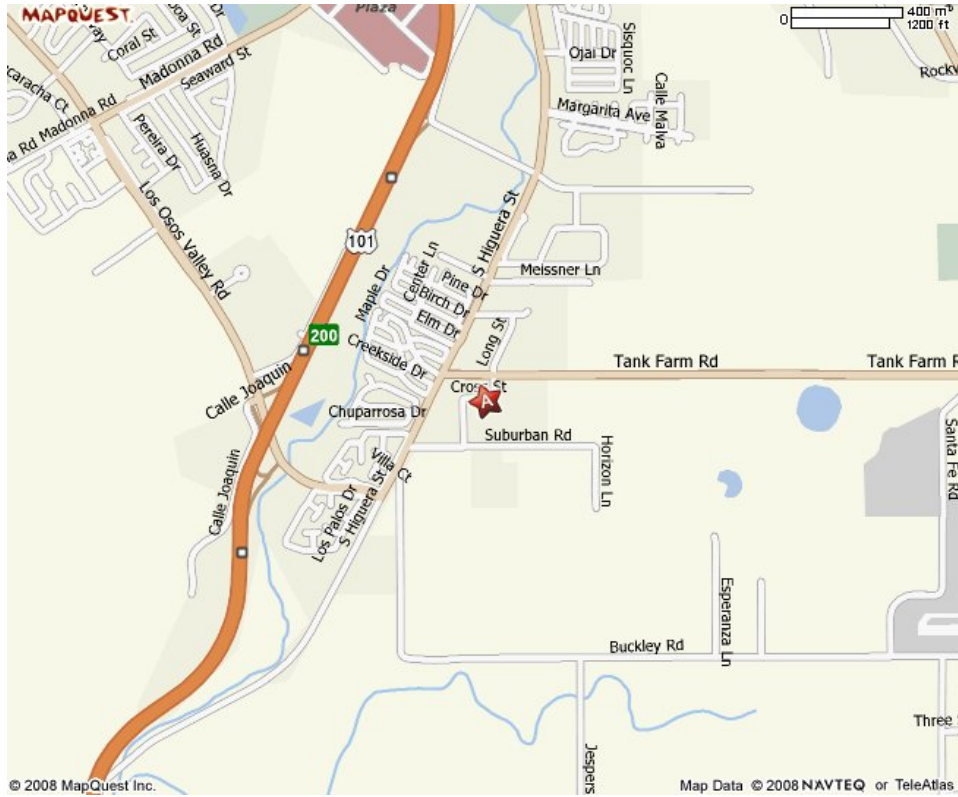
JOHN ROSSETTI
john@rossetticompany.com

DRE Lic. #00524464

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES WE DEEM RELIABLE. WHILE WE HAVE NO REASON TO DOUBT ITS ACCURACY WE DO NOT GUARANTEE IT.



142 Cross Street San Luis Obispo, California



JOHN ROSSETTI
john@rossetticompany.com

DRE Lic. #00524464