

# FOR SALE OR LEASE

8,155 square feet



747 Woodbridge Street  
San Luis Obispo, California

## ROSSETTI COMPANY

Commercial Real Estate

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Location:	Broad Street between Woodbridge and Caudill Streets
Sale Price:	\$1,275,000.00
Lease Price:	
Building 1:	3,745 sq.ft. - \$0.95 per sq.ft., GROSS
Building 2:	3,185 sq.ft. - \$0.95 per sq.ft., GROSS
Building 2 Mezzanine:	1,225 sq.ft. - \$0.50 per sq.ft., GROSS
Total Building Size:	8,155 square feet
Total Lot Size:	22,400 square feet
Zoning:	M
Parking:	11,000 +/- square foot parking lot
Comments:	Automotive uses welcome. Two masonry block buildings with 14 service bays, offices, conference room, and storage mezzanine. Located in the Broad Street Corridor Plan with future upzoning of the property. Possible future development opportunities.

PRESTON THOMAS

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