

PRICE REDUCED



3594 Broad Street
“Broad Street Village”

Property Description:

City: San Luis Obispo, California

Suites: 4 LEASED commercial condos (100A, 100B, 102, 104 & 106)

Size: 2740 Square Feet

Price: **\$1,199,000** ~~\$1,250,000.00~~

Annual Gross Income: \$87,156.00

Type: Retail/Office

Zoning: CS-S

Notes: Four contiguous commercial condominiums in the Broad Street Village project. All four units are currently leased by Mint Salon, We Help You Legal and U Relax Foot Spa. The project is managed by an Association so there will be minimum property management required (Current Association expenses are \$15,248 per year). Four separate units provides for tenant diversification and estate planning. **Call for more details.**

Note: The FF&E in the Mint Salon suite is included in the sale.

MARK ANDERSON

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DRE #00944530

ANDERSON COMMERCIAL

REAL ESTATE SERVICES

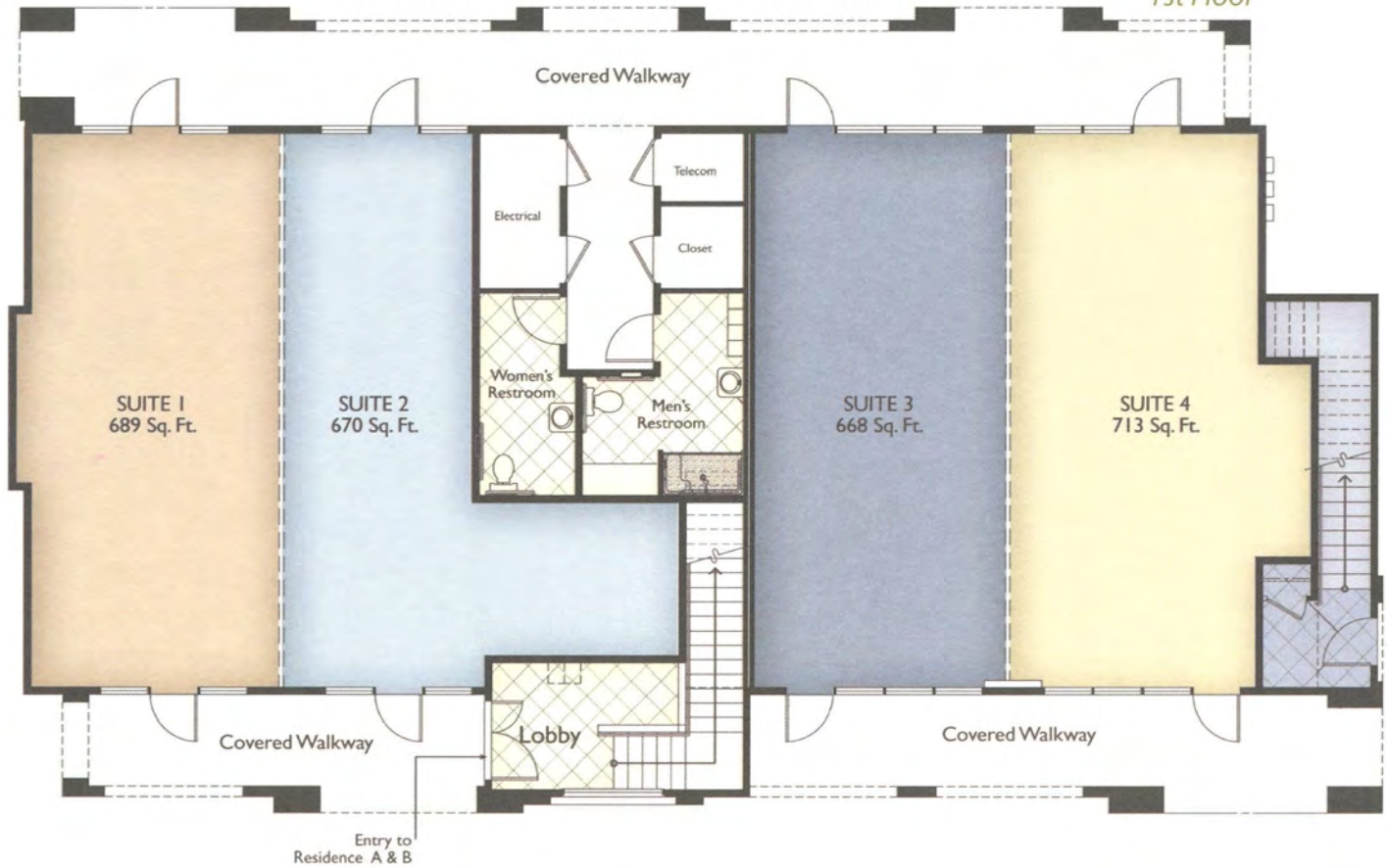
3594 BROAD



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1st Floor



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