



3592 Broad Street, Suite 106

Property Description:

City: San Luis Obispo, California

Size: 656 Square Feet

Sale Price: \$425,000

Lease Price: \$1,750/Month, Gross

Type: Retail/Office

Notes: A well-maintained end unit in Broad Street Village with wonderful natural light and a rear patio overlooking the creek. Large main office/showroom and a rear private office. Rear office has a private entry and a wet bar. Currently used as a wine tasting facility. The suite will be vacated prior to closing. Fixtures negotiable.

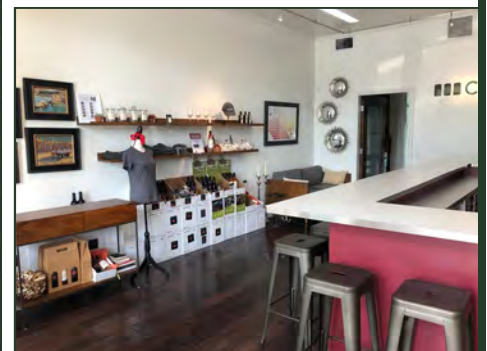
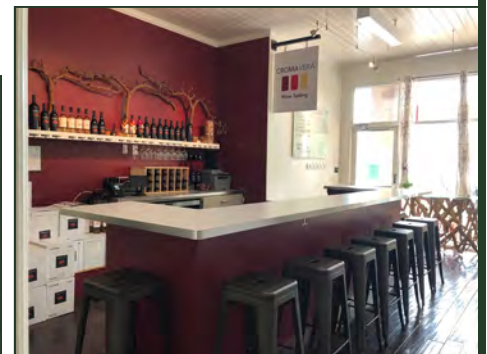
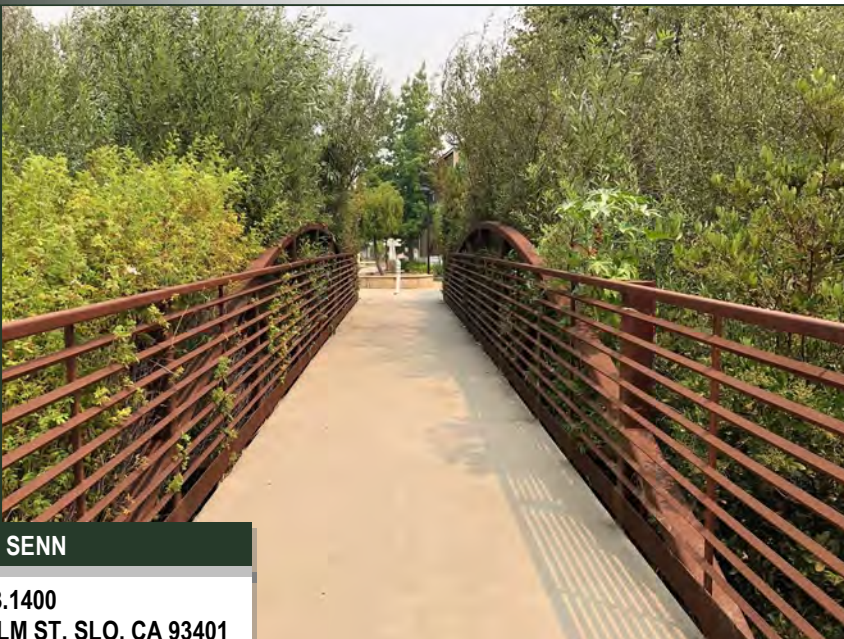
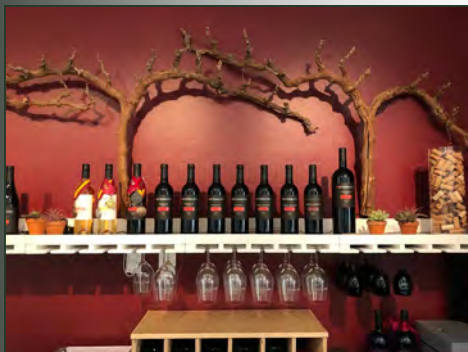
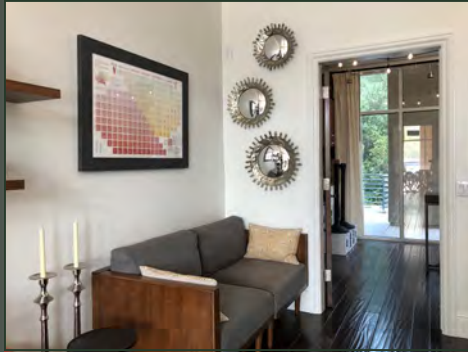
DEREK SENN

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798 PALM ST, SLO, CA 93401
AndersonCommercialRE.com
DRE #001252131

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REAL ESTATE SERVICES

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PROPERTY INFORMATION

- Building Size: Approx. 656+/- sf (per assessor)
- Built in 2007
- Zoned CS (Service-Commercial)
- Central Heat & Air
- Track lighting
- Sink, built-in microwave and mini fridge
- Washer & electric dryer hook-ups
- Abundant storage
- Front covered patio
- Rear covered patio with creek views
- Large parking lot with shared parking

Expenses:

- HOA Dues (\$393/month only if purchased)
- Water bill
- Electricity bill

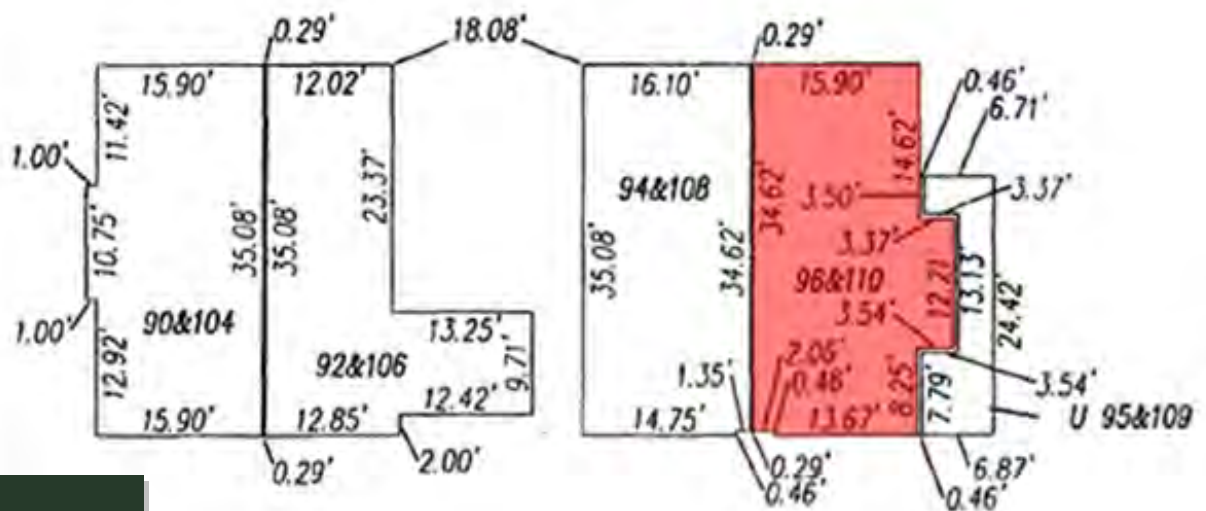
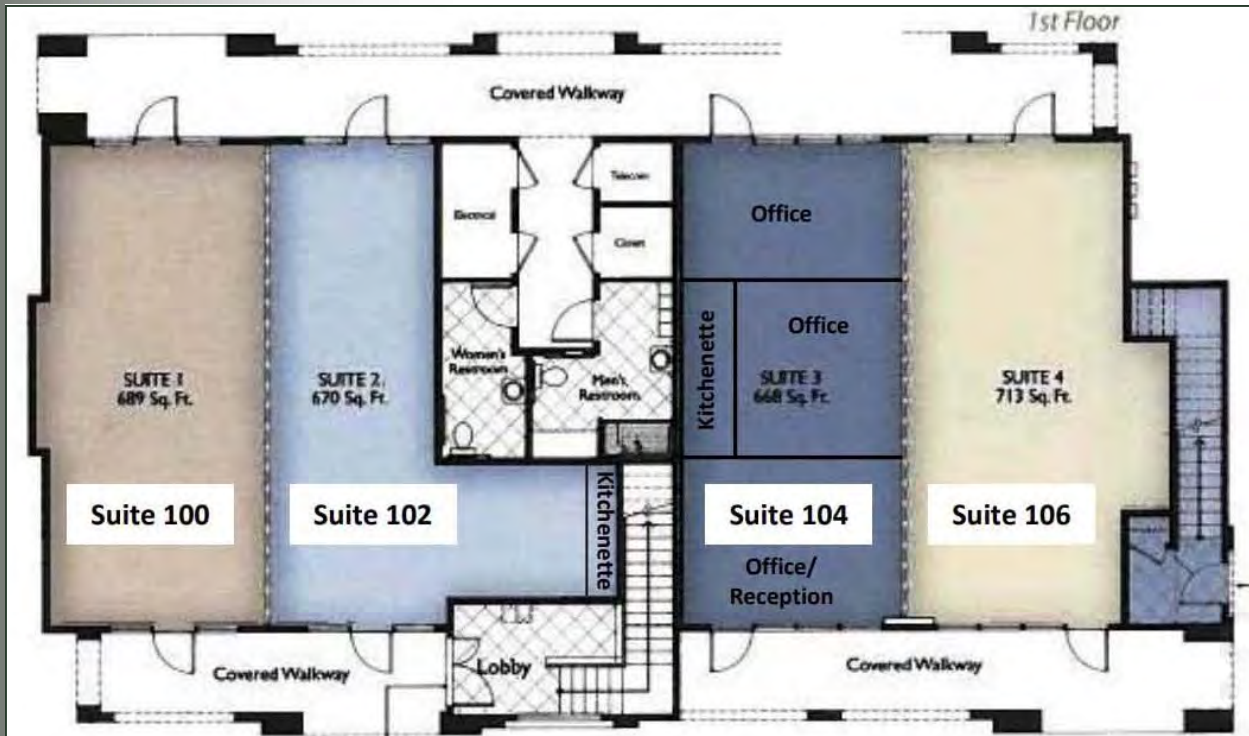
HOA covers:

- Building Insurance
- Shared garbage/recycling
- Shared bathroom maintenance
- Parking lot maintenance
- Exterior lighting
- Exterior building maintenance

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