



1410 Marsh Street

Office Building for Sale
1410 Marsh Street
San Luis Obispo, CA

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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 12/6/2023

McCarty  **Davis**
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer an opportunity to purchase 1410 Marsh Street, an office building with 4 parking spaces in the rear accessed via a common driveway.

Property Facts

- +/-1,294 sq. ft. office (first floor only)
- +/- 350 sq. ft. additional upstairs space
- +/- 6,000 sq. ft. lot
- 4 on-site parking spaces
- Zoning: O - Office
- APN: 001-232-009

Financials

Sale Price: \$1,030,000

Full Due Diligence Packet including video tours, are available upon request.

Purchase Opportunities

- There is currently a tenant in place providing the opportunity for a leased investment. The lease ends August of 2025 also providing a medium term opportunity for an owner/user.
- The property is zoned office which allows for the conversion of the office into a residential property.
- Non-metered on-street parking available as well.



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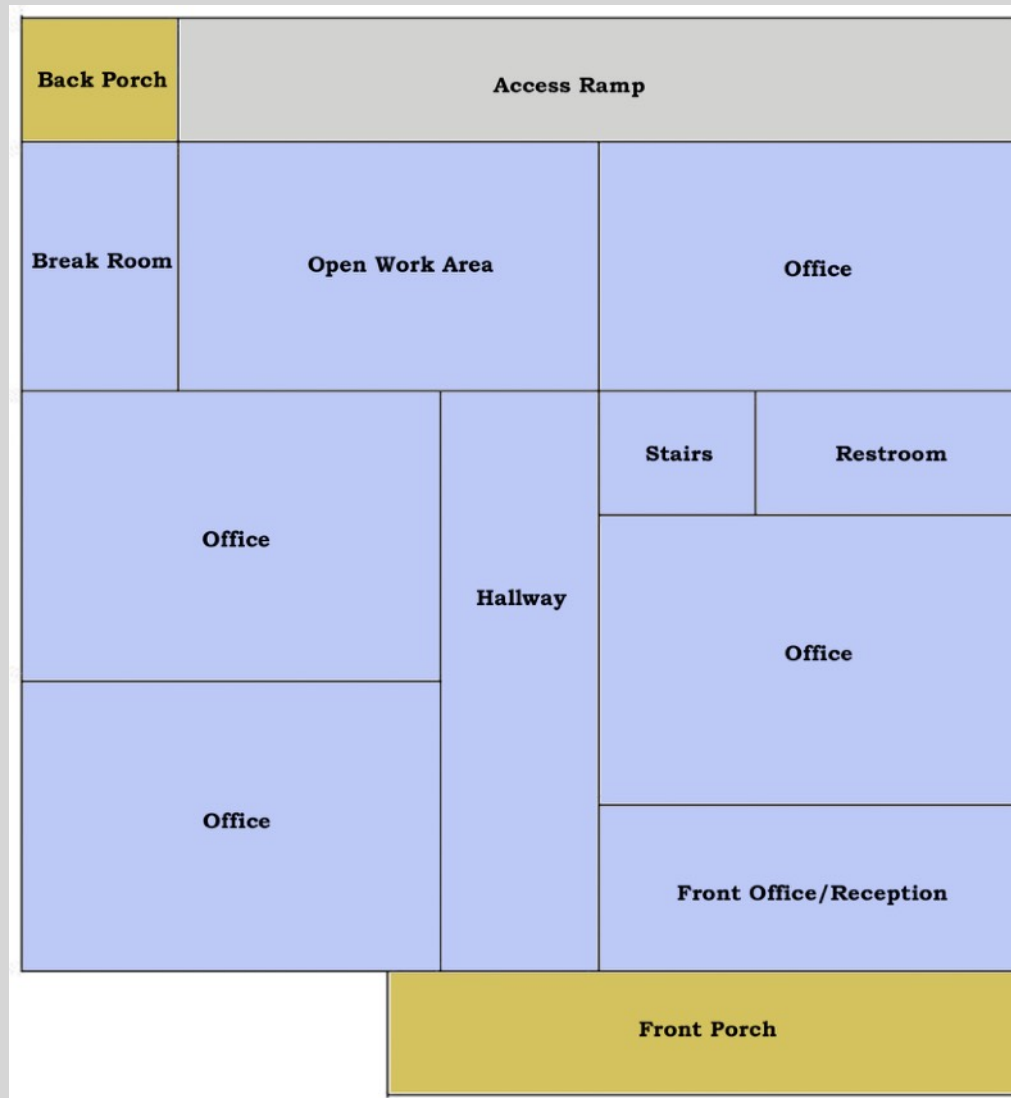
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- *Craftsman style office building:*
+/- 1,294 sq. ft. including 4 offices, reception and open work area.
- Second floor office space of large open area and storage is not included in square foot total (+/- 350 sf). Access is via a circular stairway
- Office is currently leased. Possibility to deliver office vacant.
- Zoning: Office, residential allowed
- 4 On-Site Parking Spaces
- Sale Price: \$1,030,000

Schematic floor plan of office - not to scale



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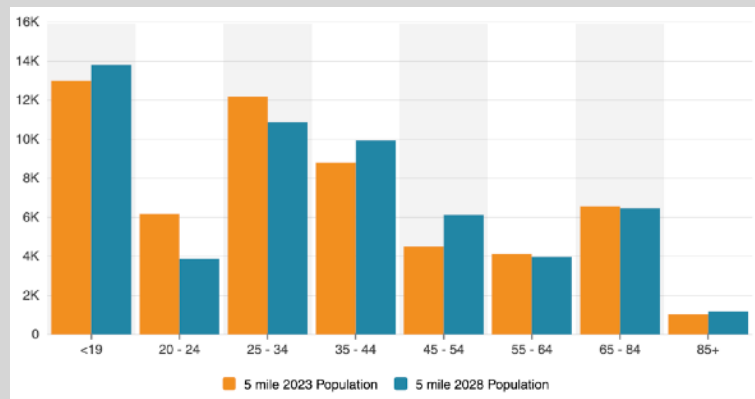
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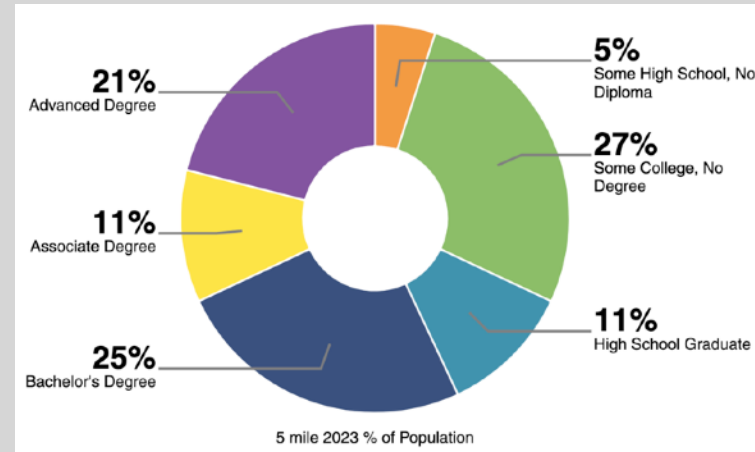
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Demographics

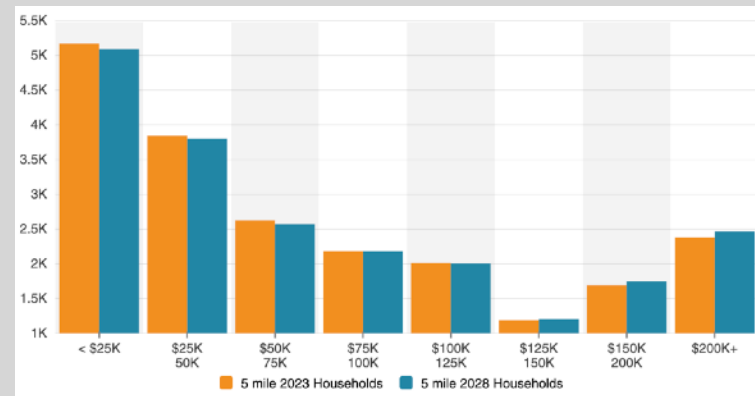
Population By Age



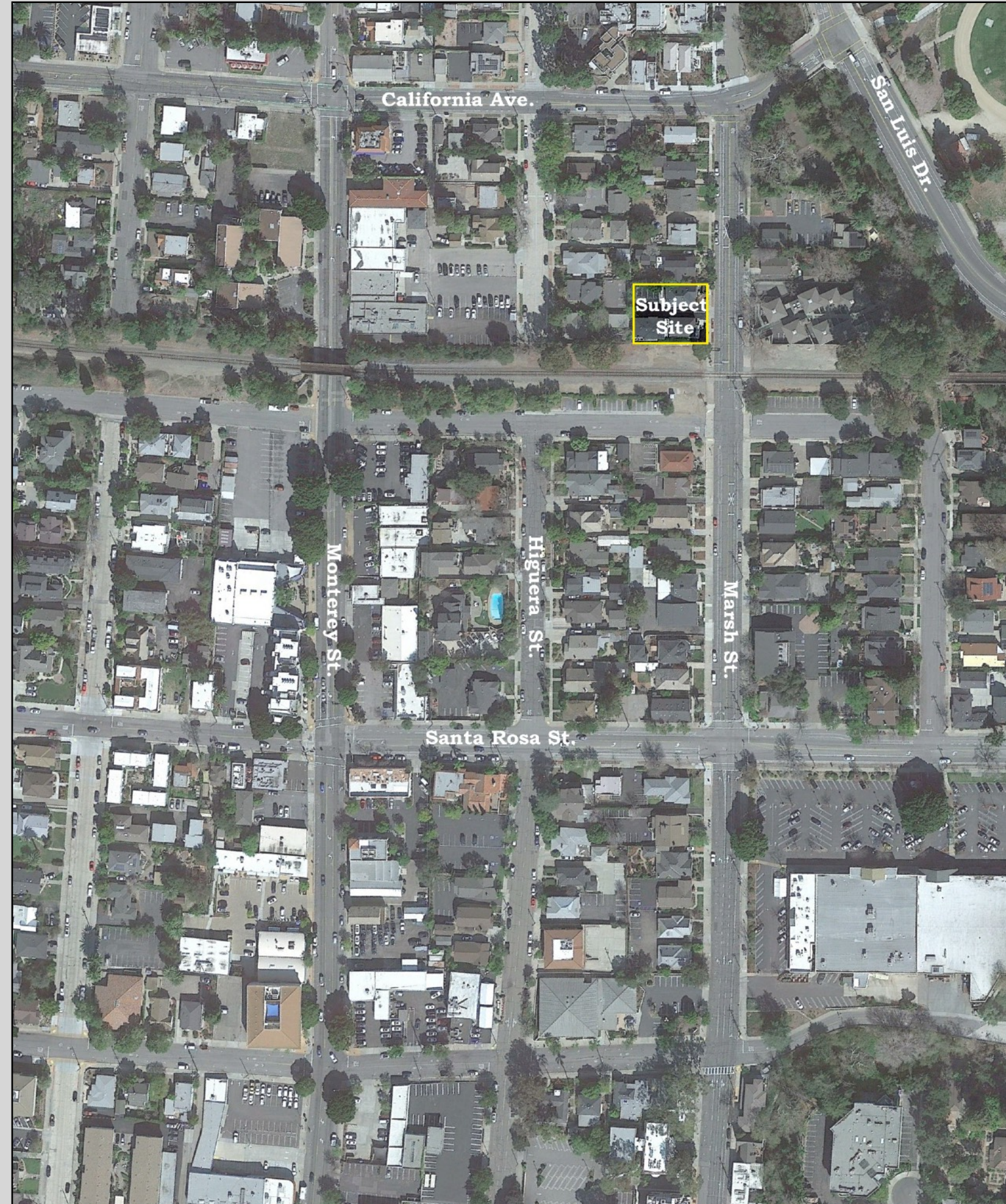
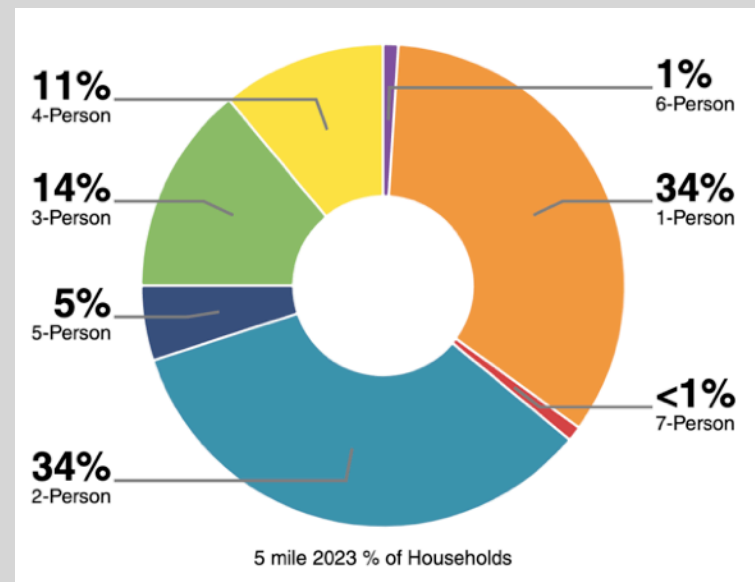
Educational Attainment



Household Income



Household Size



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For More Information

To receive more information please call or email us. Our contact information is below and we look forward to talking to you.

Full Due Diligence Packet and video tours are available upon request for qualified buyers.



The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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