

4785 TRAFFIC WAY, SUITE B

ATASCADERO, CALIFORNIA

\$425,000



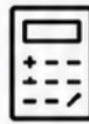
±1,500 SF

BUILDING



±1,200 SF

YARD + COVERED



\$283/SF

BUILDING



\$157/SF

EFFECTIVE
(BUILDING + YARD)

PROPERTY OVERVIEW

Industrial condo opportunity in a well-located Atascadero complex known for strong demand and long-term occupancy. Includes warehouse, and roll-up access.

Fenced yard and covered workspace provide additional flexibility.

TERMS

- Buyer to verify all information
- Seller rent back: \$1,500/month through December 31, 2026
- Property sold in as-is condition
- Showings by appointment only
- Please do not disturb occupants



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