

FOR SALE

**7100 Morro Road
Atascadero, CA 93422**

Commercially Zoned Land

+/-17,250 SF



**Z VILLAGES
REAL ESTATE**



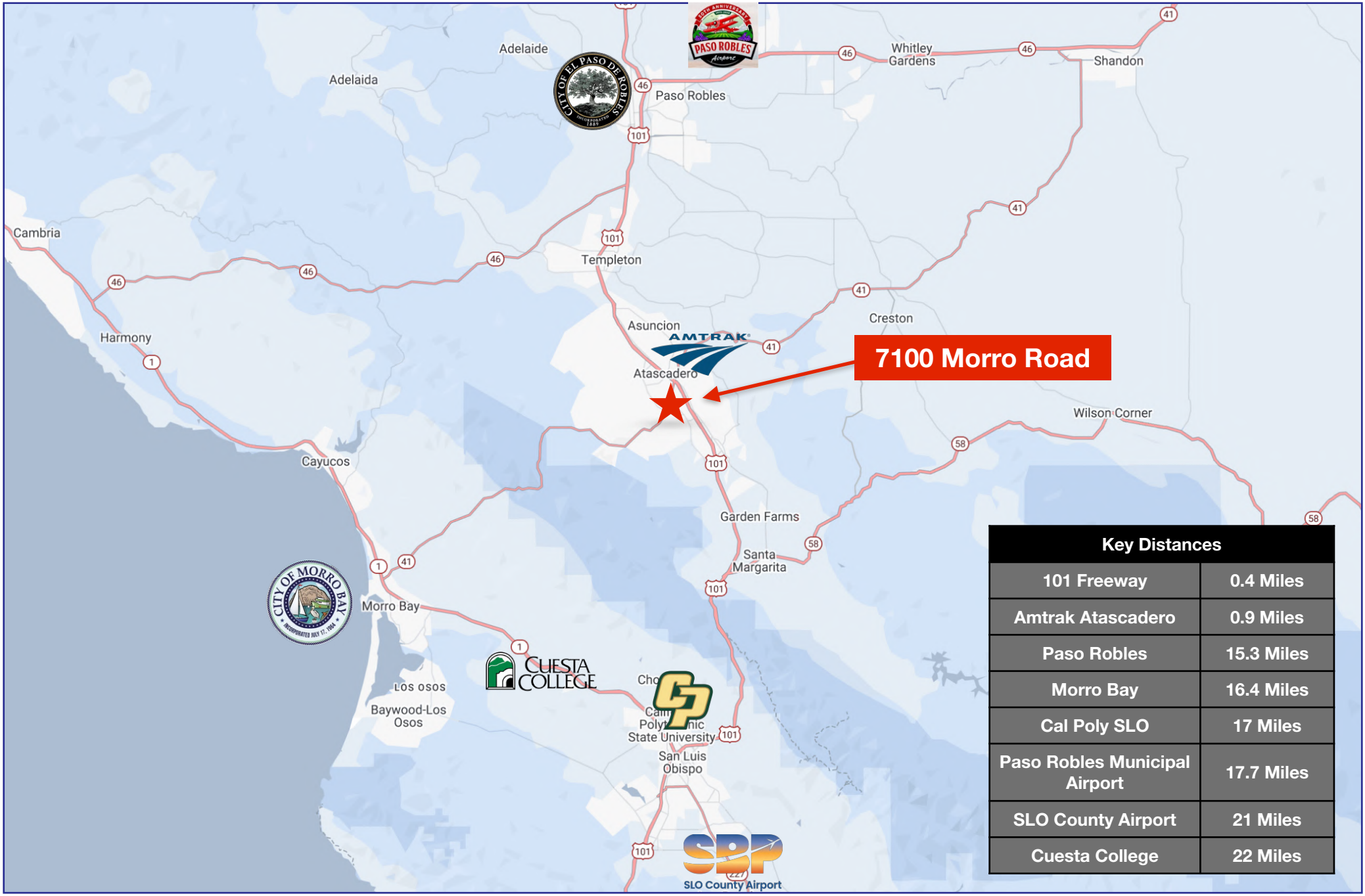
PROPERTY SUMMARY

Address	7100 Morro Road Atascadero, CA 93422
Lot SF	+/- 0.4 Acres (17,250 SF)
Zone	CP: Commercial Professional* (subject to zoning change to "Mixed Use" in 2025)
Parcel #	031-051-038
Sale Price	\$414,000.00 (\$24/SF)



- Premier Location 0.4 miles to HWY 101 and thriving Downtown Atascadero
- All utilities at the front property line
- Brand new frontage improvements done by CalTrans
- Annual Average Daily Traffic counts: 61,000 per day at HWY 101/HWY 41
- Flat parcel





7100 Morro Road

Key Distances	
101 Freeway	0.4 Miles
Amtrak Atascadero	0.9 Miles
Paso Robles	15.3 Miles
Morro Bay	16.4 Miles
Cal Poly SLO	17 Miles
Paso Robles Municipal Airport	17.7 Miles
SLO County Airport	21 Miles
Cuesta College	22 Miles



Contact us for more information



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