

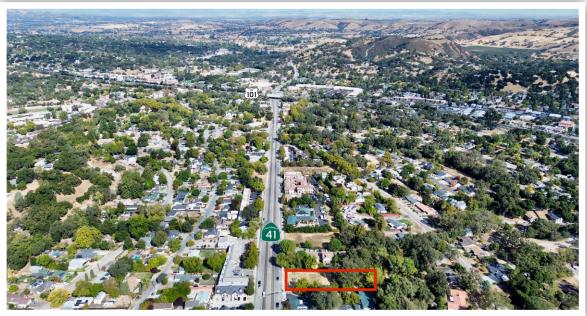


## PROPERTY SUMMARY

Address	7605 Morro Road Atascadero, CA 93422
Lot SF	+/- 0.75 Acres (32,834 SF)
Zone	CP: Commercial Professional* (subject to zoning change to "Mixed Use" in 2025)
Parcel #	031-161-055
Sale Price	\$788,016.00 (\$24/SF)

- Premier Location 0.7 miles from 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
- Large mature Oak trees at rear of property

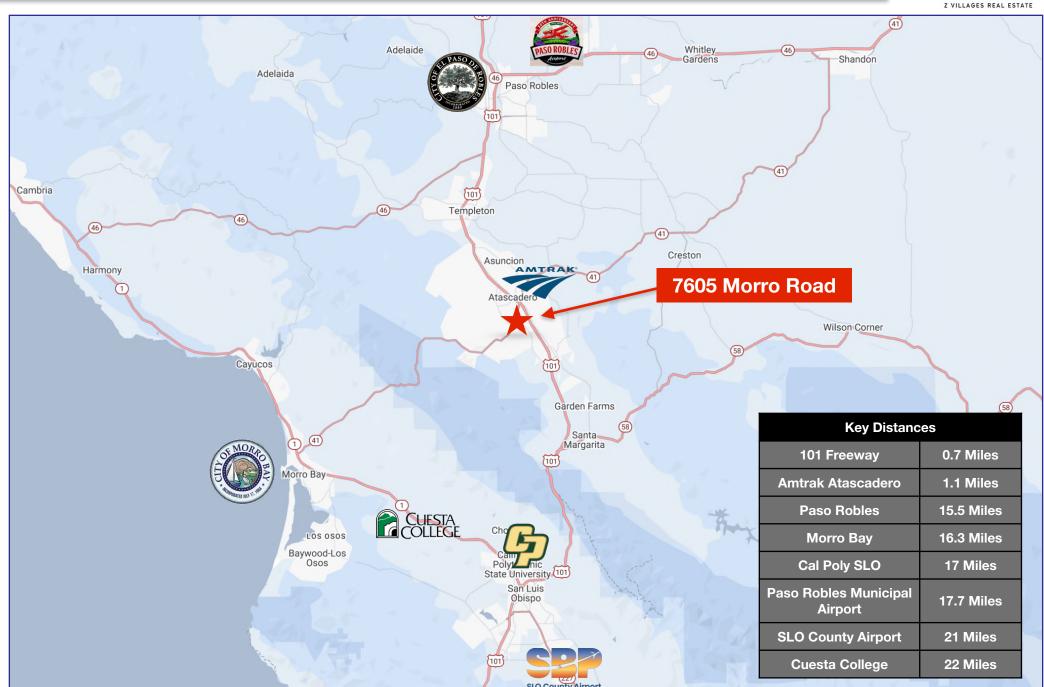




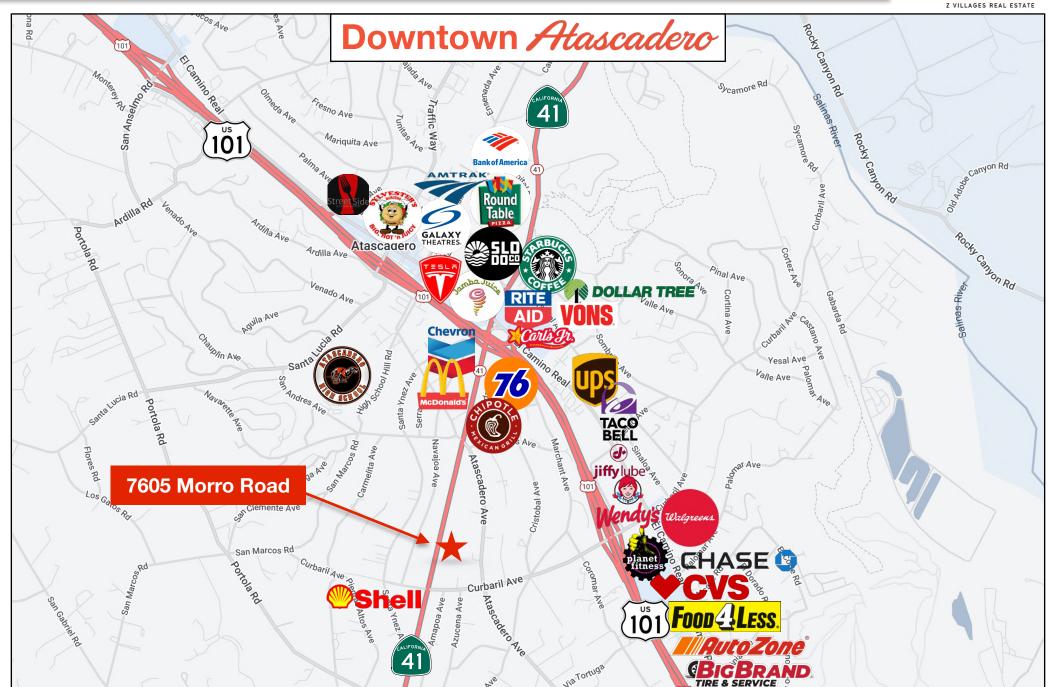














## Contact us for more information



**MAX ZAPPAS** 

max@zvillages.com Direct: (805) 674-4743 DRE: #01997012



**NICHOLE HARRIS** 

nichole@zvillages.com Direct: (805) 792-7369 DRE: #02150984

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DRE #01997012 zvillages.com Z Villages Real Estate 6100 El Camino Real Suite B Atascadero, CA 93422