

**Gazin Apartments**  
1527 Royal Way  
San Luis Obispo, CA 93401

Listing #673444  
Status: Active

## Gazin Apartments

### Multi-Family For Sale

Subtype(s): Duplex/Fourplex

### Essential Information

Sale Price: \$935,000  
Sale Terms: Cash to Seller

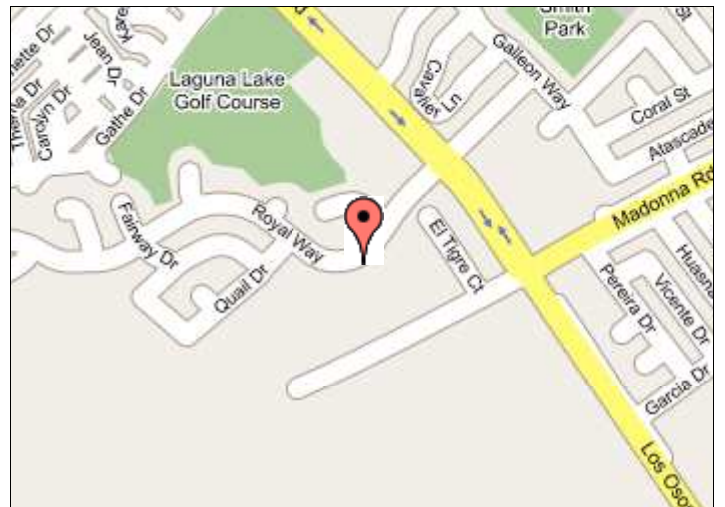
### General Information

Nearest MSA	San Luis Obispo-Paso Robles
County	San Luis Obispo
Total Number of Buildings	1
Total Number of Units	4
Building Size (RSF)	4,464
Zoning	R-2 (12 units/acre)
Tax ID Number	053-102-008
Cap Rate	3.23%
Property Use	Single Use
Percent Occupied	100%
Property Condition	Average
Number of Stories	2
Parking Type	Surface
Lot Frontage	77
Lot Depth	125
Potential Rental Income	\$45,600
Net Operating Income	\$30,231



### Listing Overview

A very well located 4plex close to shopping, Hwy 101 access and accessible to the campuses of Cal Poly University and Cuesta College. The floorplan will offer comfort to the owner occupier or 1-4 tenants per unit. Owned by the Gazin Charitable Foundation and managed by Mid State Bank Trust Dept and Manderly Prop Mgt Co.



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