

# FOR SALE

1338-1340 Santa Rosa Street,  
San Luis Obispo, California  
Outstanding Medical Duplex Office Space



Real Property Investments  
Commercial Investment Real Estate



Exclusive Agent....

Thomas Swem, CCIM  
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- Long-time multi-tenant Dental office with two similar units
- Located at the corner of Santa Rosa and Pismo Streets
- Suite 1340 is currently leased to a dentist, which provides a quality income stream.

**Priced at : \$1,950,000 (\$505/sqft)**

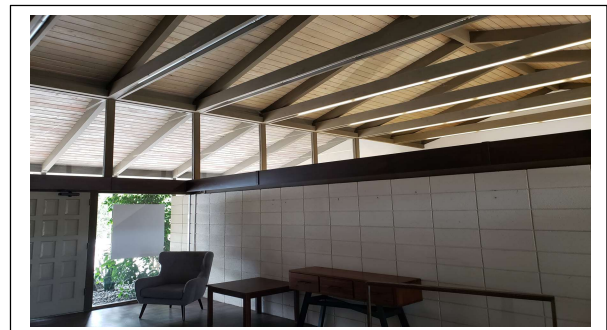
**Building Size: 3,861 square feet (SLO County Records)**

**Zoning: R-2 H; originally constructed as Medical/Dental**

**Parking: 12 common spaces in private parking lot**

(All information is from sources deemed reliable, but is not guaranteed and should not be relied upon)

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