



3594 Broad St, #104 & #106

Property Description

City: San Luis Obispo, CA

Size: 1,381 Square Feet

Price: \$625,000

Type: Leased Investment

Notes: Two contiguous suites leased until June 30, 2031 to a long-term tenant. This is a fantastic opportunity to own two commercial condos with great rental income in a well-located complex.

DEREK SENN

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3594 Broad #104 & #106



Suites 104 & 106 are leased until June 30, 2031 at \$4,450/month.

- Building Size Total: 1,381 SF
 - Suite 104: 668 SF
 - Suite 106: 713 SF
- Built in 2007
- Zoned CS (Commercial Service)
- Central Heating & Air
- Front Covered Patio
- Rear Covered Patio with Creek View
- Large Parking Lot with Shared Parking

Expenses:

- HOA Dues (\$871/month)
- Water Bill (approx. \$150/month)
- Property Taxes

HOA Covers:

- Building Insurance
- Shared Garbage/Recycling
- Shared Bathroom Maintenance
- Parking Lot Maintenance
- Exterior Lighting
- Exterior Building Maintenance

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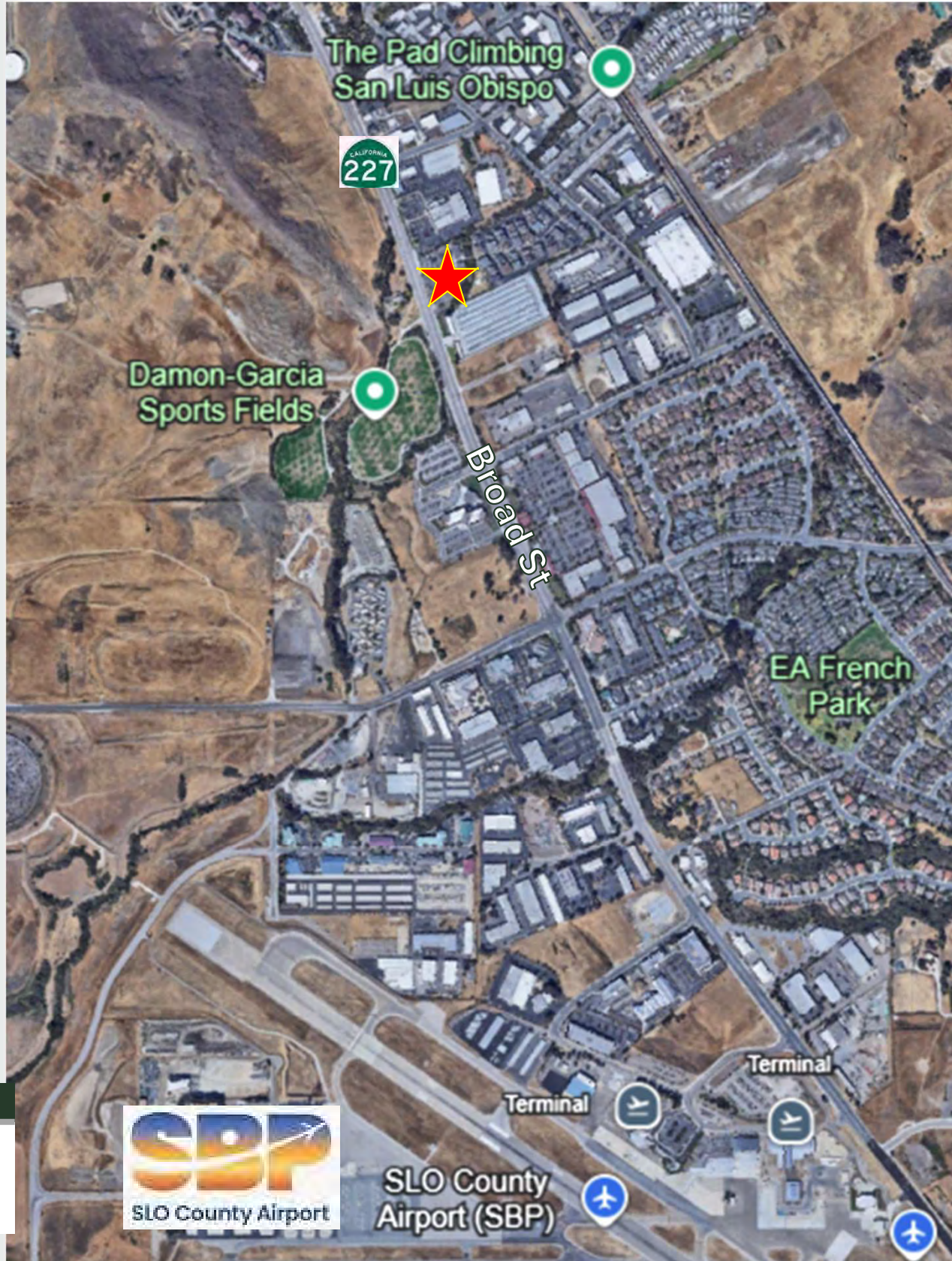
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