



**Come Home to Country... Since 1959**



**935 Riverside Ave # 8 Paso Robles, CA 93446-2655**  
**\$469,000**

Great opportunity to own an investment property in Paso Robles! This commercial plaza has great parking and is within walking distance of the Paso Robles downtown park and restaurant area. Currently fully occupied with quality tenants. Ground floor corner unit with three separate ADA approved spaces, currently rented separately. Based on a \$469,000 sales price the income supports a 5% cap rate providing a better return than most CDs and savings accounts!

**Directions:** Alliance Square

ML#:150306	Year Built: 1980	Laundry	Other
Property Type	Comm/Ind/BusOp-Sale	Listing Detail	None
Property SubType	ResiCm,Office	Possession	Close/Escrow, Subject/Tenant
APN	009-331-039	Reports Available	C.C.&R.
Approx SqFt	2416 Tax Records	Roof Description	Other
Lot Sq Ft (approx)	2396	Sewer and Water	Water-Cty/Util, Sewer
Lot Acres (approx)	0.055	Air Conditioning	Central Air
Price/SqFt	\$194.12	Cap Rate	0.000
Cross Street	10th	Land Lord Pays	Other
Map Coordinates	493, G6	Location	Corner, Profess Cent, Strip
County	San Luis Obispo	Zone Description	Retail
Sub-area	PR City Limits West	Site Improvements	Off/Professional
Total Units	3		Paved Streets, Curbs/Gutter,
Exterior	Wood Siding		Sidewalks
Heating	Forced Air	Story/Type/Level	1 Story



The above featured property may not be listed by the office/agent presenting this brochure. Information has not been verified, is not guaranteed, and is subject to change. Copyright 2009 by the following Associations of REALTORS® - Atascadero, Paso Robles, Scenic Coast, San Luis Obispo, Pismo Coast, Santa Maria, Santa Ynez Valley. All rights reserved.



Copyright ©2009 Rapattoni Corporation. All rights reserved.