

# FOR SALE

3474 Empresa Drive  
San Luis Obispo, CA



**Real Property Investments**  
Commercial Investment Real Estate

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**Outstanding Auto Services property, first time for sale in the open market.**  
**....Appointment with Listing Agent Only....**  
**This is the old Otis Auto Body property, a full service auto body shop.**  
**Property is also appropriate for re-configuration for other C-S Zoned uses.**

**List price:        REDUCED TO \$1,195,000**  
**Land:              37,800 square feet (approximate)**  
**Improvement:   10,474 square feet (approximate)**  
**Zoning:            C-S-SP (Commercial Service w/special overlay)**

**REAL PROPERTY  
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