

4990 Traffic Way ATASCADERO, CA

PRICE REDUCED

RV/BOAT STORAGE,
CONTRACTOR'S YARD,
OR DEVELOPMENT
OPPORTUNITY



For Sale | Fenced Industrial Land with Warehouse Building | **2,965 SF on 1.42 acres**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Opportunity to purchase a 2,965 SF industrial building on a 61,855 SF industrial lot, with 55,220 SF fenced. This versatile property is ideal for various industrial and outdoor storage uses. It presents an excellent opportunity for an owner-user or a developer looking to generate passive income on the dirt. The income from the outdoor contractor storage or Boat & RV storage lot can significantly offset carrying costs.

For developers, this property offers a great covered land play, providing substantial income during the entitlement process for a higher and better use. It's an ideal site for constructing industrial buildings or mini-storage facilities. See page 6 for an example of what could be built on-site, subject to City approval.

Price:	\$1,595,000	Parking:	Currently 6 striped spaces, including 1 ADA
Land Size:	61,855 SF (1.42 acres)	Loading:	(1) 12'H x 14'W roll-up; (1) 14'H x 9.5'W sliding door
Fenced Yard:	55,220 SF (1.26 acres)	Year Built:	1951
Building Size:	2,965 SF	Environmental:	Clean Phase I as of 8/22/20
APN:	028-102-002	Conditional-Use Permit:	57 RV/Boat spaces
Zoning:	I (Industrial)		
Ceilings:	15.5' - 19.5'		
Restrooms:	One		



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◆ VERSATILE INDUSTRIAL OPPORTUNITY

2,965 SF industrial building on a 61,855 SF lot, including 55,220 SF fenced, ideal for a variety of industrial and outdoor storage uses.

◆ OWNER-USER OR DEVELOPER POTENTIAL

Suitable for both owner-users seeking a functional industrial space and developers interested in long-term income generation.

◆ INCOME-GENERATING STORAGE LOT

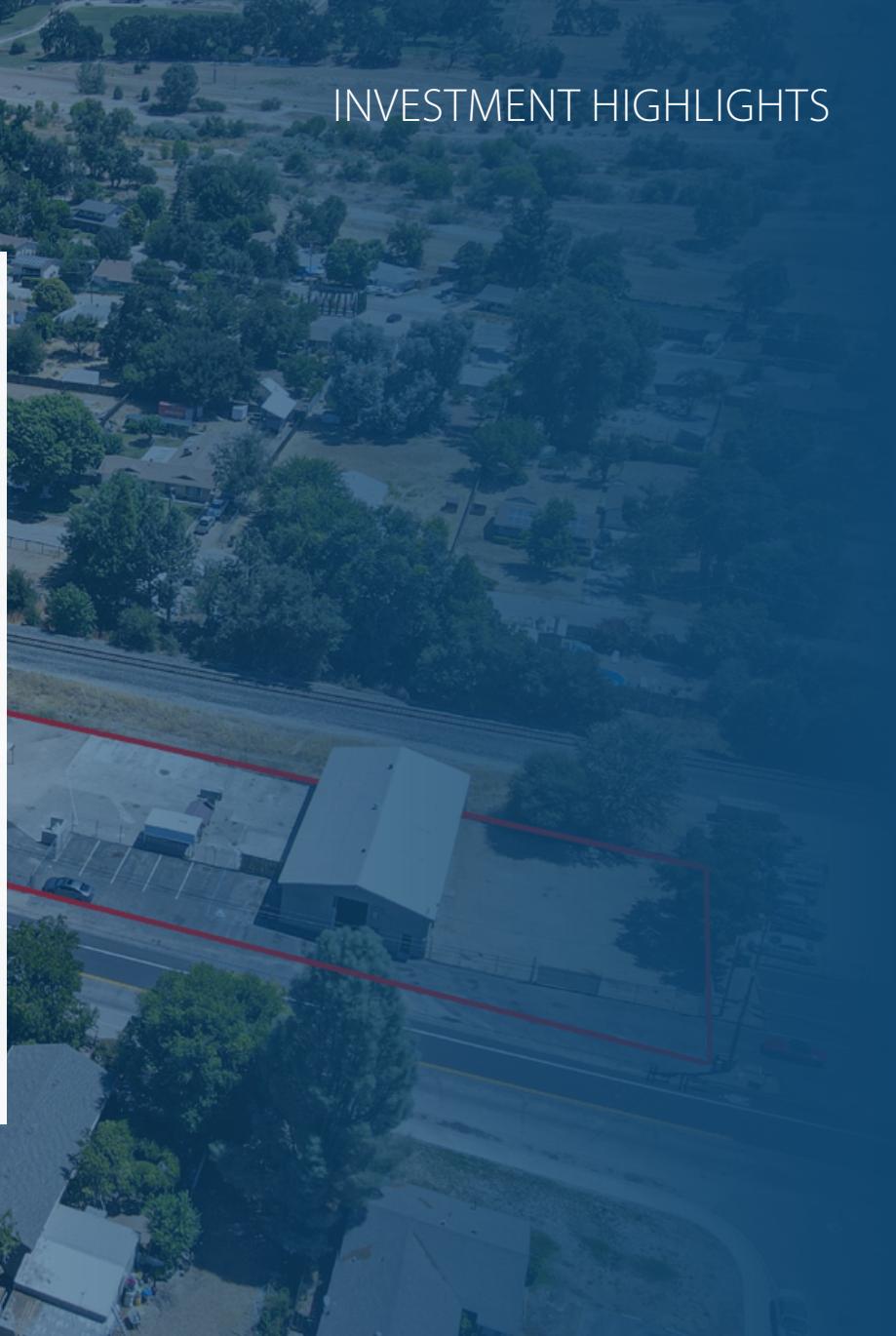
The outdoor storage lot provides significant income, effectively offsetting property carrying costs.

◆ COVERED LAND PLAY

A great opportunity for developers to generate income while working through entitlements, making it an attractive covered land play.

◆ FUTURE DEVELOPMENT POTENTIAL

Ideal site for constructing industrial buildings or mini-storage facilities, with development potential subject to City approval (see page 6 for conceptual plans).



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AERIAL OVERVIEW



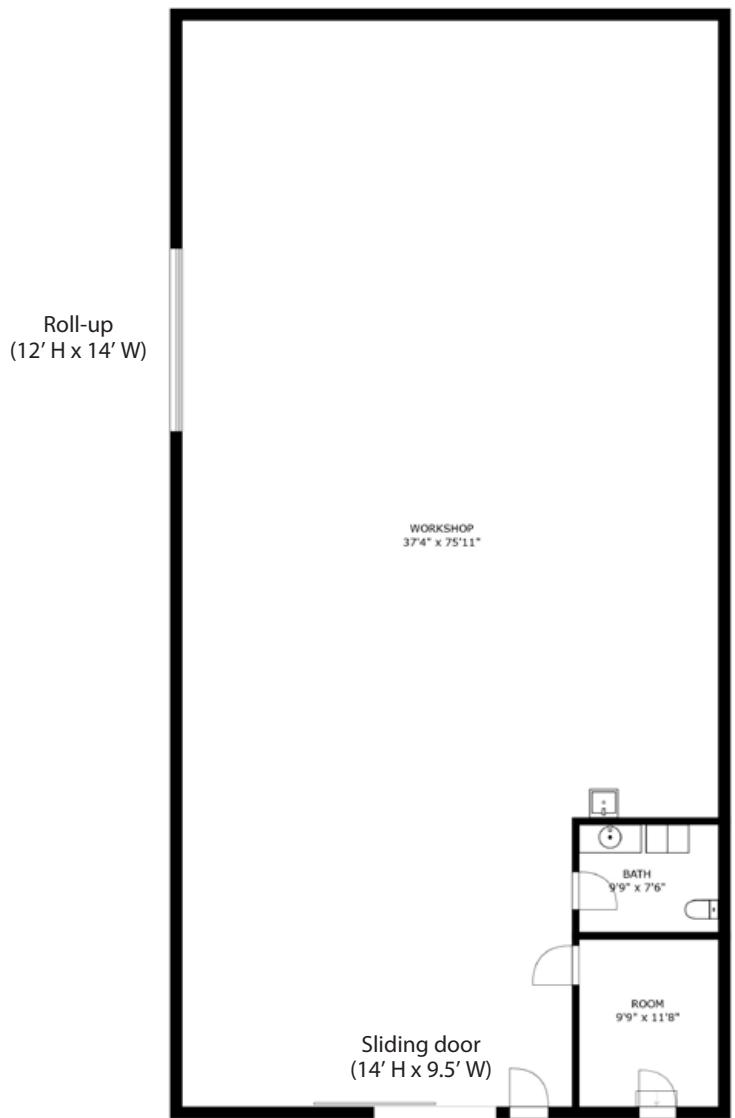
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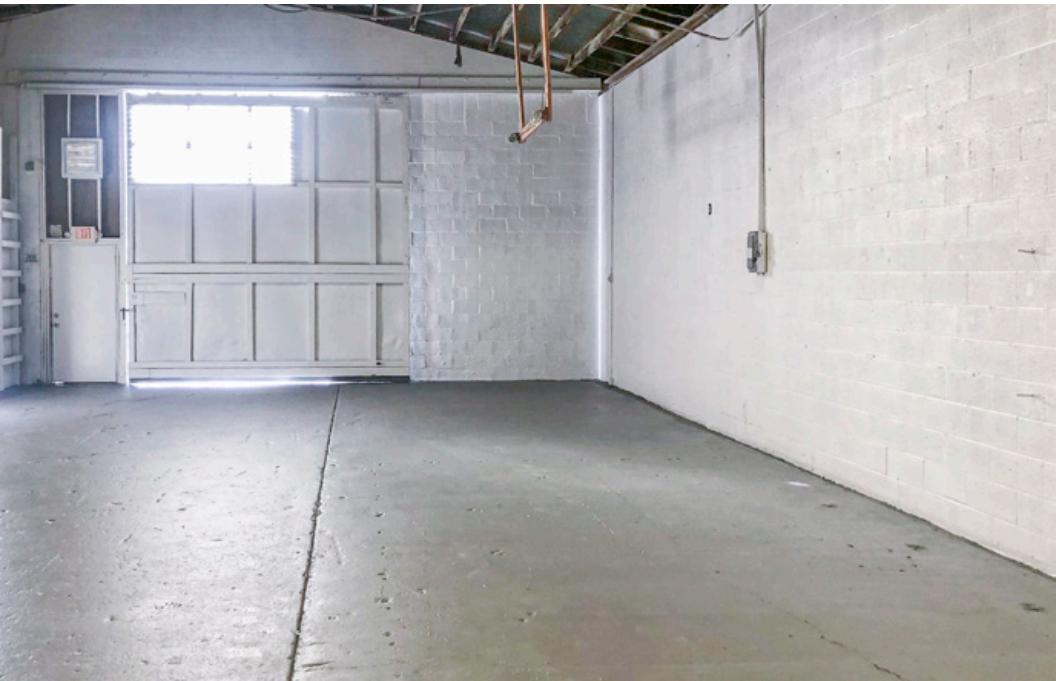
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CURRENT FLOOR PLAN



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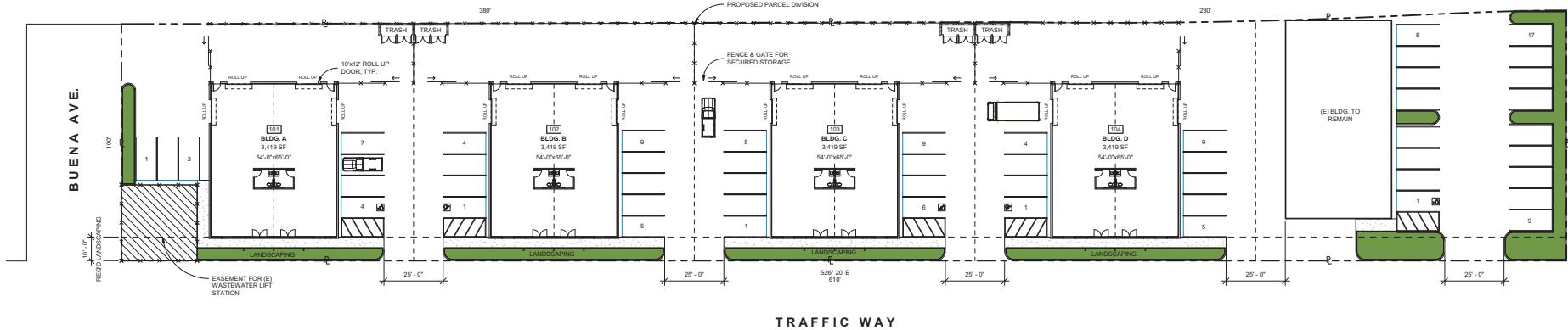


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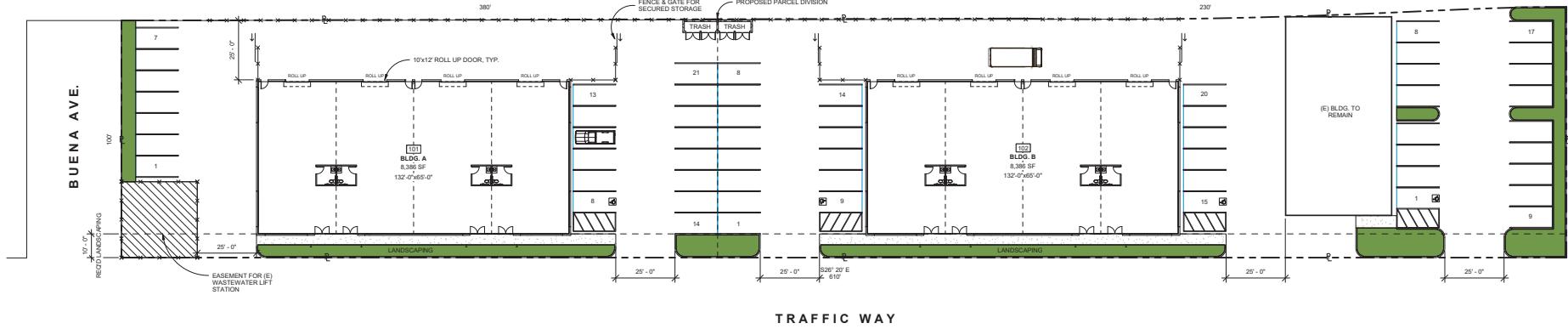
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DEVELOPMENT POTENTIAL

PLAN A | Four new 3,419 SF industrial buildings



PLAN B | Two new 8,386 SF industrial buildings



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DEVELOPMENT POTENTIAL



PLAN A | Artist's rendering of 1 of 4 newly constructed 3,419 SF industrial building with new parking

PLAN B | Artist's rendering of 1 of 2 newly constructed 8,386 SF industrial building with new parking

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