



## Downtown Los Osos Commercial Property

1055 Los Osos Valley Road, Los Osos, California



# 1055 Los Osos Valley Road, Los Osos

Two parcels including lot on Sunset Drive for a total of approximately 1.9± acres. The property, fronting Los Osos Valley Road, may be used for retail, office or warehouse. Prime location for future development. Check with County for any development or water restrictions.

**Building Size:** 2,200± SF

**Combined Lot Size:** 1.9± acres

**Zoning:** CR (Retail Commercial)

**Parcels:** 074-303-026 & 074-309-019  
(San Luis Obispo County)

**Purchase Price:** \$1,250,000



**Bill Carpenter**

Broker Associate | License #00881534

805.234.3537

bill@archwilk.com



The material contained in this document is confidential, furnished solely for the purpose of considering investment or leasing in the property described therein and is not to be copied and/or used for any purpose or made available to any other person without the express written consent of Archer Wilkinson Inc. In accepting this, the recipient agrees to keep all material contained herein confidential.

This information package has been prepared to provide summary information to prospective purchasers / tenants and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Archer Wilkinson Inc. has not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any other aspect of the property, including but not limited to any potential environmental problems that may exist and make no warranty or representation whatsoever concerning these issues. The information contained in this information package has been obtained from sources we believe to be reliable; however, Archer Wilkinson Inc. has not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any proformas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

Archer Wilkinson, Inc. strongly recommends that prospective purchasers / tenants conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers / tenants consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

All parties are advised that in any property the presence of certain kinds of molds, funguses, or other organisms may adversely affect the property and the health of some individuals. Archer Wilkinson Inc. recommends, if prospective purchasers / tenants have questions or concerns regarding this issue, that prospective purchasers / tenants conduct further inspections by a qualified professional. The Seller / Landlord retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller / Landlord, and Seller / Landlord shall be under no obligation to any party until such time as Seller / Landlord and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller / Landlord and such obligations of Seller / Landlord shall only be those in such contract of sale. For more information on these and other Archer Wilkinson, Inc. exclusive listings, please visit our website at [www.archwilk.com](http://www.archwilk.com)

Broker of Record: Archer Wilkinson, Inc. CA DRE#02125991