

WATERFRONT DEVELOPMENT PROPERTY FOR SALE



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OVERVIEW

OFFERING SUMMARY

- Asking Price: \$350,000
- Location: 206 Surf St
Morro Bay, CA 93442
- APN: 066-034-015
- Parcel Size: +/- 7,841 SQ FT
- Zoning: C-VS (Visitor Commercial Service)



Located along the Embarcadero in Morro Bay, 206 Surf St lends itself well to many future uses. This property's amazing views of the rock and harbor creates a great development opportunity for any buyer. The property has ample parking, provided by the city, and puts your project along one of the busiest corridors of Morro Bay. Please inquire with the City of Morro Bay as to any plans for this property.

AERIAL

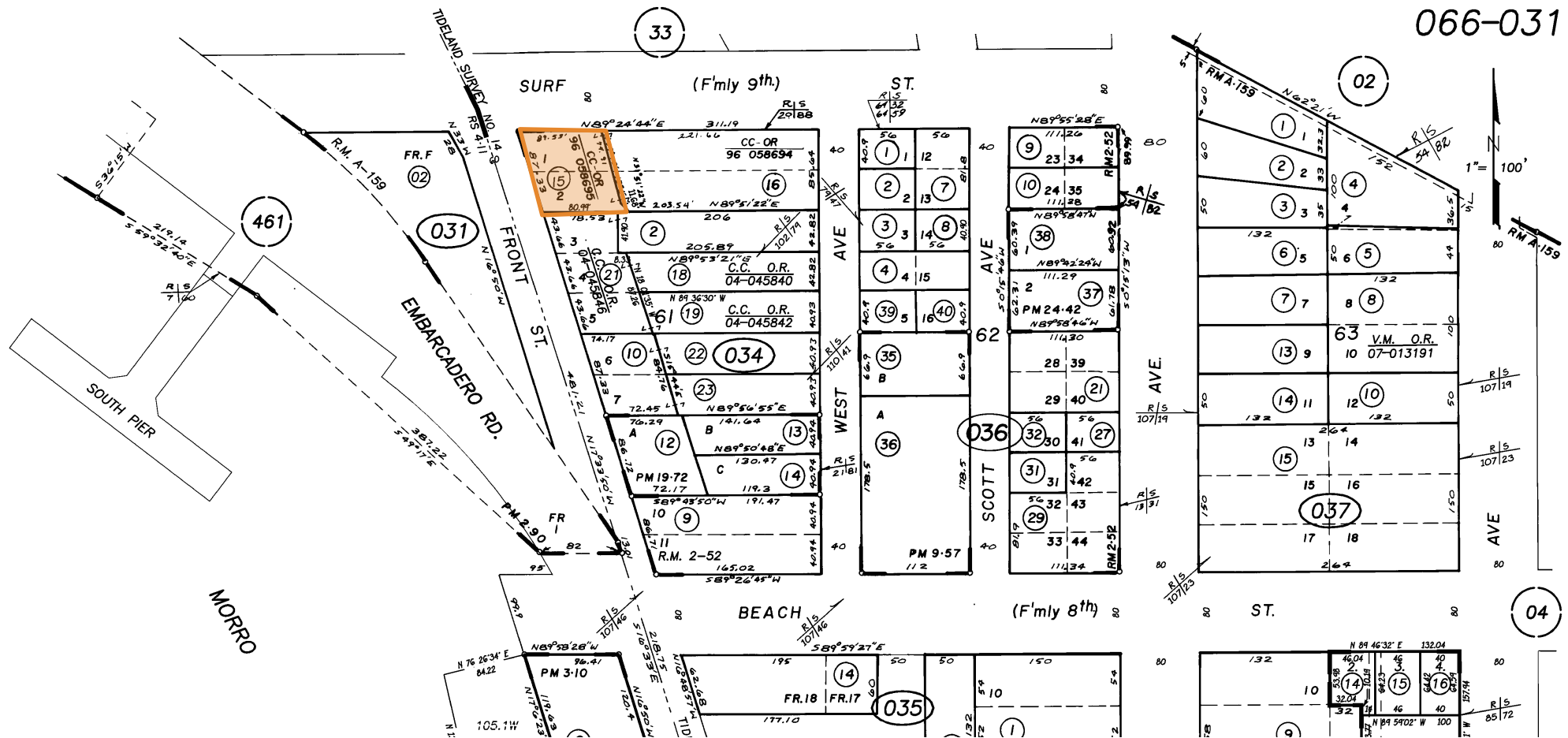


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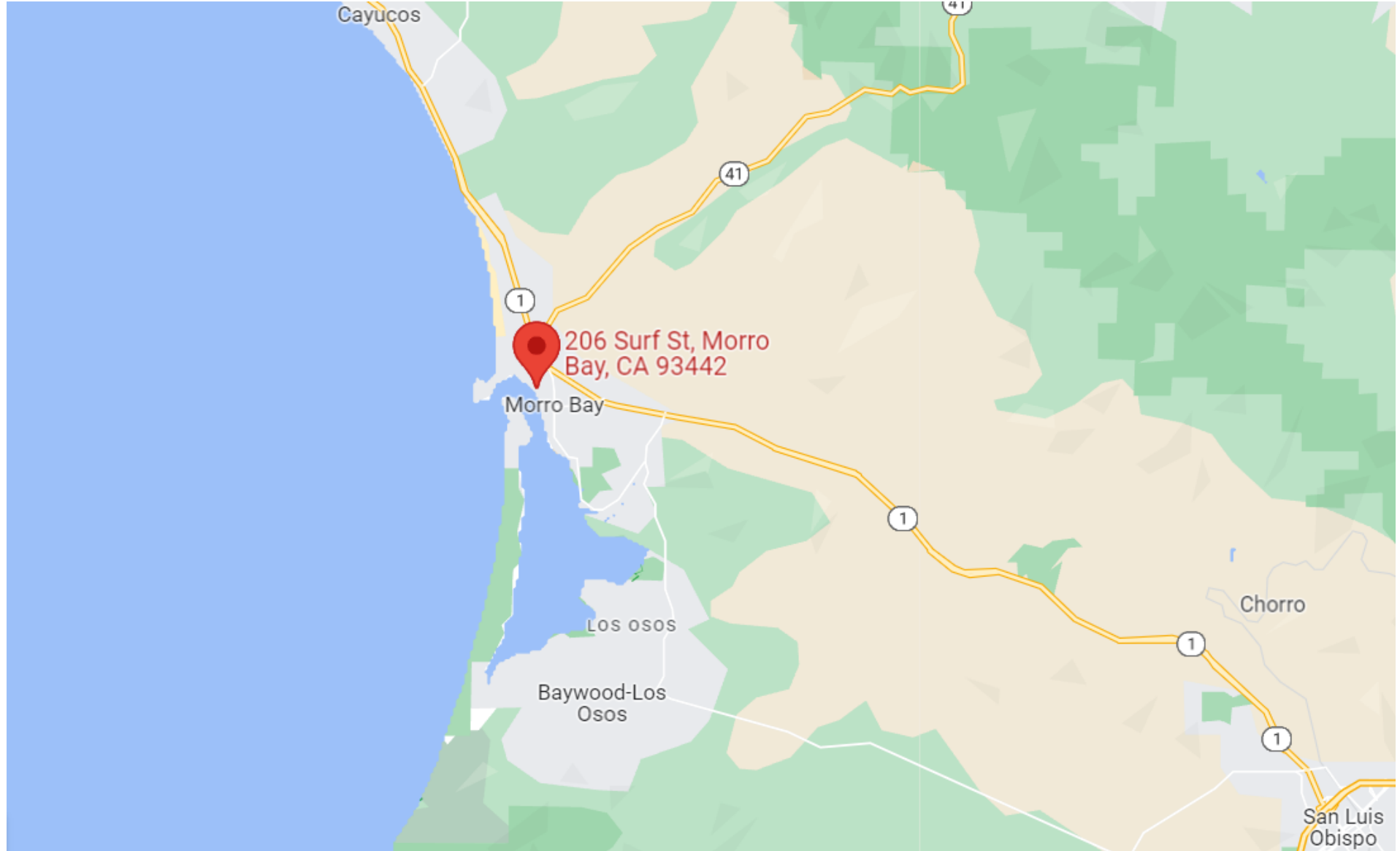
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PLAT MAP



AREA MAP



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Prospective purchasers are recommended to seek their own professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The financial projections herein represent a reasonable scenario based on pro forma projections of the current owner. The buyer may bring in his or her own operator and employ methods that may yield substantively different results.

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