

# 702 W Grand Ave Grover Beach, CA 93433

Prime Grover Beach commercial location on Grand Ave. This incredible investment opportunity is situated in the opportunity rich CBO zone which allows for a mixture of commercial, office and residential and may be a great candidate for a multitude of uses potentially including mixed use, higher density residential, service station or offices. The current use and tenant, an auto repair shop, have occupied the location for over 25 years and would be a candidate for continued tenancy.

Parcel #060-225-012 Lot #6 Block #6 Zone CBO  
Service Station Rent Month to Month \$3,100  
Current tenant has been there for 25+ years



Priced at \$799,000

Lot Acres - 0.4304 Building SqFt 2,210







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