



2200 Golden Hill Rd, Paso Robles CA

15,471 sq ft (approx.)
\$2,400,000

Located in one of Paso Robles' growing commercial corridors, 2200 Golden Hill Road offers a unique combination of current income and future flexibility. The ±15,741 SF commercial building is fully occupied and features multiple storefront entrances, three roll-up doors, four separate electrical services, ample parking, and C-3 Commercial / Light Industrial zoning.

- Lot Size: ±47,480 SF (1.09 Acres)
- NOI: \$136,384.90
- Gross Annual Income: \$172,045.20
- Occupancy: 100%
- NNN Lease Structure
- C-3 Commercial / Light Industrial Zoning
- Fire Sprinklered Building
- 37 Parking Spaces
- Three Roll-Up Doors
- Four Separate Electrical Services Plus House Meter
- Multiple Storefront Configurations
- Future Owner-User Potential
- Multi-Tenant Flexibility

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