



## **3046 Higuera Street, Suite C,D&E**

### **Single Tenant Leased Investment**

#### **Property Description:**

The building's tenant, Swiss Dental Center, occupies approximately 2,635 square feet located in 3 suites of the building. Swiss Dental Center is a medical use providing reconstruction of facial and dental structures. Swiss Dental Center is a very well established and recognized business in San Luis Obispo. The building has extensive medical improvements and medical parking. The lease generates an annual net income of approximately \$35,870.00. The building is prominently located on Higuera Street next to the DMV with immediate access to Hwy 101. A rent roll and additional information is available upon request.

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