



1940 & 1980 MAIN STREET CAMBRIA, CALIFORNIA

CAMBRIA INVESTMENT OPPORTUNITY

\$1,550,000

CambriaMainSt.com



SCAN ME

Hold up your phone's
camera to visit the
property's website.

Looking for a great investment opportunity in Cambria's endearing East Village? With an expansive lot size of 28,824 sq ft, this rare commercial property might just be what you're searching for! Three distinctive buildings await, offering endless possibilities for lucrative returns. The centerpiece of this ensemble is leased by the iconic Indigo Moon restaurant, a long-term tenant beloved by locals for 30 years. With indoor and outdoor dining options and a sun-drenched backyard oasis, continuing this relationship ensures regular revenue. Explore the captivating office/retail unit with its pinewood flooring, open-beamed ceilings, well-sized kitchen, ample storage, and a generous patio ideal for promotional events or displays. Completing the set is a gated residential duplex with a 3-bedroom, 1-bath dwelling adjoining a 2-bedroom, 1-bath retreat—sublet both, or rent one and use the other. With 20 dedicated parking spaces and 5 EDUs of commercial water rights, you're primed for sustained income and growth. Whether expanding your portfolio or securing a long-term asset, this stunning gem is a welcoming haven amid the vibrant community. Come for a tour before it slips away!



COLDWELL BANKER | **KELLIE & ASSOCIATES
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TIM ALLEN
PROPERTIES TEAM

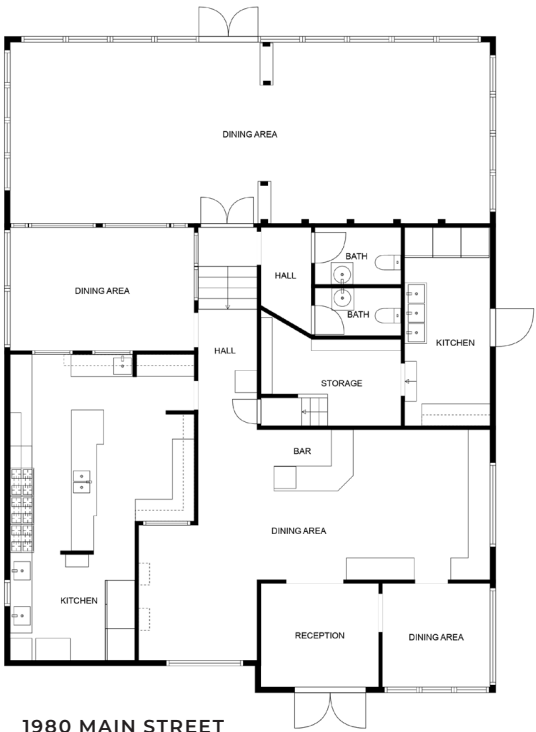
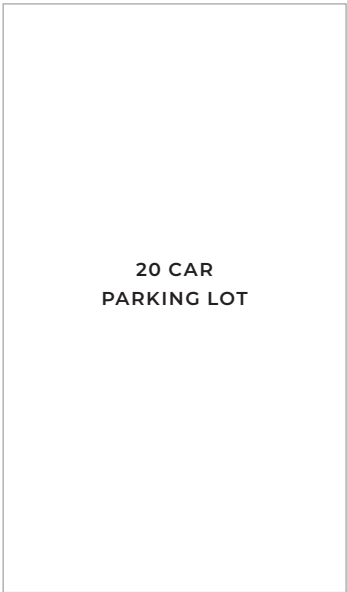
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FLOOR PLAN

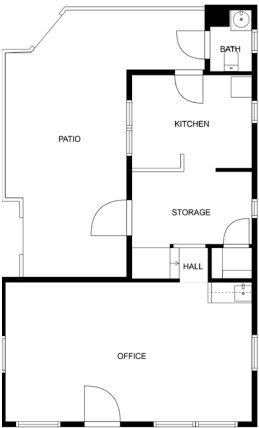


UNIT B

UNIT C



1980 MAIN STREET



1940 MAIN STREET

This model is for use as a visual tool only. Some measurements are estimates. Therefore, no appraisal value should be inferred.

SPECIFICS



5 Bedroom



2 Bathroom



4,152 SqFt



0.66 Acres

Interior: Wood
Exterior: Stucco
Roof: Composition

Floors: Pinewood
Parking: 20 Spaces