

# Land/Lot - Paso Robles, CA



## 845 Creston Road, Paso Robles, CA, 93446

Offered at \$549,000

Attention Developers and Investors! A rare find inside the city limits of Paso Robles to possibly develop 5 units in total, consisting of one triplex and one duplex right in the heart of the Creston Corridor. This well located parcel is situated on +/- .9 acre. As per the seller, this parcel has received entitlement from the city with permits prepared and ready to be paid for by the new buyer (subject to additional conditions) for the property buildout. Seller has spent over 2 years on planning, designing, revisions, attending public hearings and readying plans with local engineers and an architect. The plans for this property illustrate each unit consisting of +/- 1248sqft, 3 bdrm/2ba with an open concept design. Additional amenities noted on the plans include kitchens offering an island, walk-in pantry, indoor laundry room, storage & balcony that may provide an additional +/- 300ft of storage space. The floor plan renderings offer a dramatically chic and upscale vibe utilizing wood, glass & metal finish. Located near grocery stores, schools, dining and historical downtown Paso Robles. Ask your agent for a property info packet that includes more detailed information. MLS# NS21234433 is also available offering similar renderings with a total 20 units units, four triplexes and four duplexes, owner would prefer to sell both properties as a package. Seller's agent and Seller's broker have not verified the accuracy of any information provided herein or provided by the seller(s) or any other source(s). We make no claim(s) or warranty(s) with regards to any information provided, past, present or future property conditions, investments, or uses." Buyer(s) are encouraged to thoroughly investigate the process of building/completing this project with the appropriate and respective experts.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
0.9 acres (lot size)
Built: Unknown year



Scan above on mobile device  
for directions to this listing

Assist2Sell  
vip@assist2sell.com



All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.  
©2025 Assist2Sell.com - Licensed according to agreed upon terms and conditions. This listing is courtesy of Merrill & Associates Real Estate



<https://assist2sell.com/listing/845-creston-road-paso-robles-ca-93446/3yd-mrmlsca-ns21228265>