

509

SCENIC AVENUE
MODESTO, CA

BUILDING FOR SALE / LEASE

Recently Remodeled
Turn-key Office (1,500 sf)



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

JEANETTE WOERMAN DRE# 01748696

Office 209.571.7230 | Cell 209.605.6265 | jeanette@brekkere.com



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- Sale Price: \$300,000
- Rent: \$1,800 per month
- Building Size: 1,500+ sf
- Lot Size: 7,446 sf
- Built in 1930; Recently Remodeled
- A.P.N. 111-008-020
- Zoned Commercial C-1 (Neighborhood Commercial)
- Close to Downtown, Retail, Food, Banks & Medical

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- 2 small offices, open workstation area, restroom, break room/ kitchenette, waiting area and conference room on 1st floor
- 2 small offices & restroom on 2nd level (access via stairs)
- Finished and air conditioned room in detached building at rear of property
- Entrance on Scenic Ave.
- Post & panel street signage
- On heavily trafficked Scenic Drive next to Giacomo's Coffee
- Recently remodeled; immaculate condition
- Ideal for real estate, mortgage, insurance, finance, attorney or therapist office.
- Fenced & landscaped patio area

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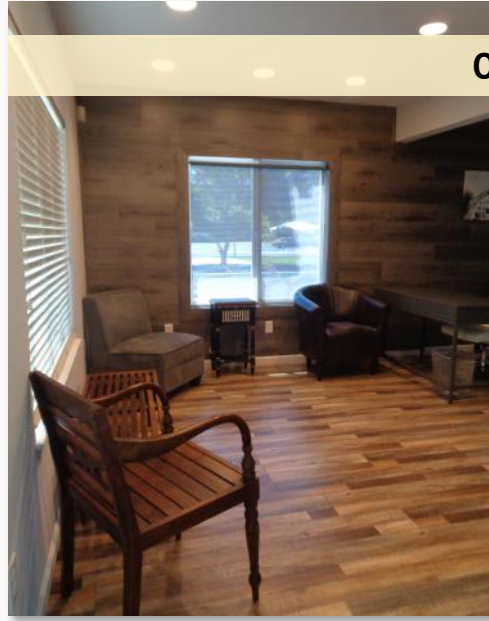
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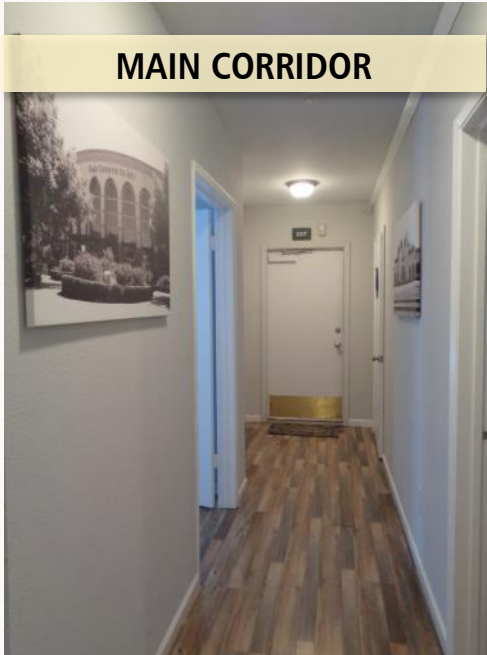
WAITING AREA



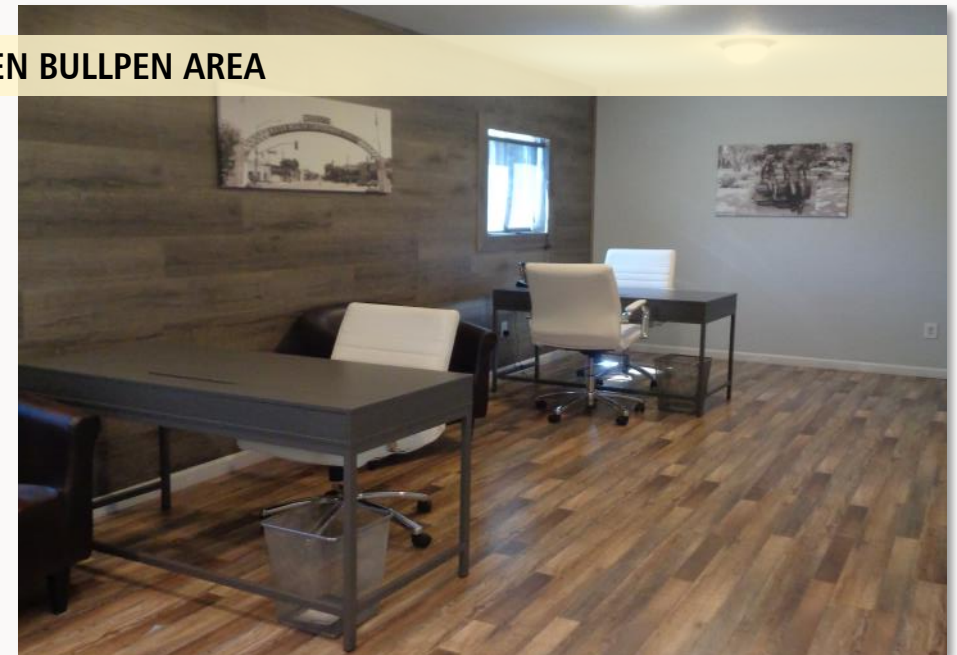
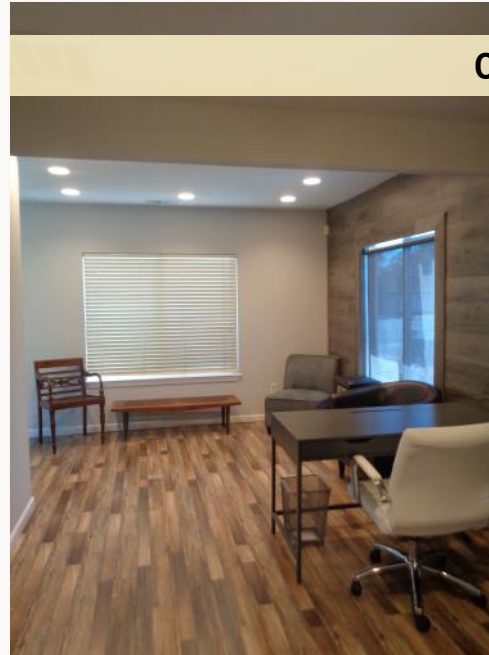
OPEN BULLPEN AREA



MAIN CORRIDOR



OPEN BULLPEN AREA

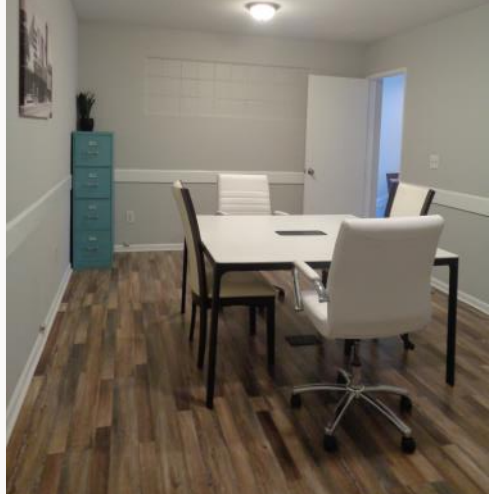


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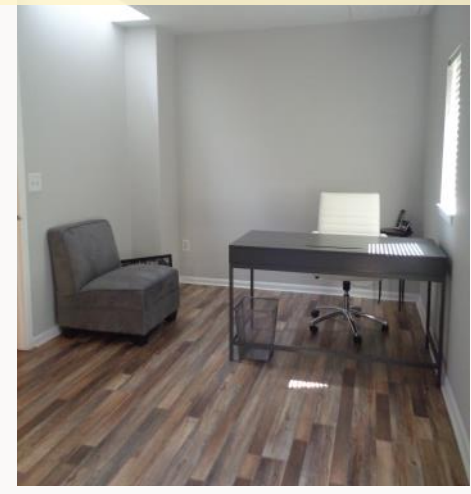
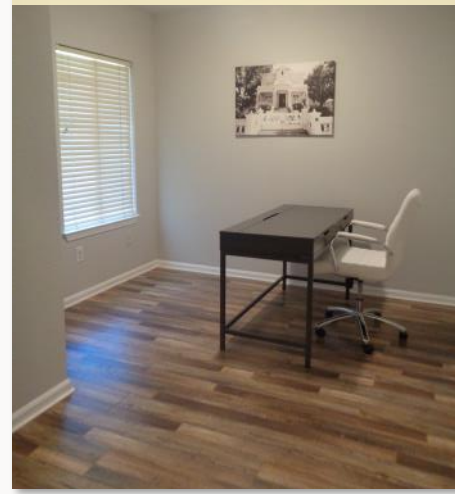
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CONFERENCE ROOM



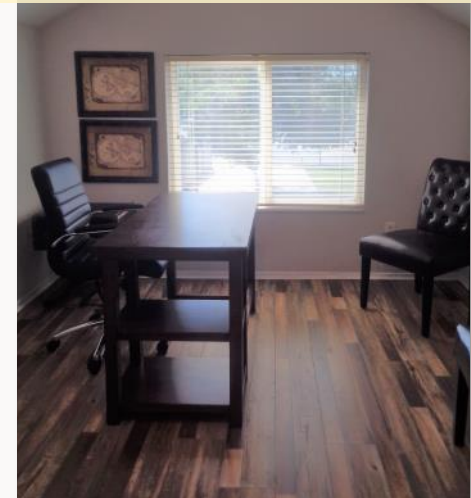
FIRST LEVEL OFFICE



KITCHENETTE/BREAKROOM



SECOND LEVEL OFFICE



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DETACHED BUILDING (REAR OF PROPERTY)



INTERIOR OF DETACHED BUILDING



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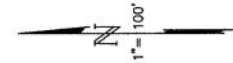
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POR. NW 1/4 SEC. 28 T.3S. R.9E. M.D.B.& M.

- POR. CITY OF MODESTO - BLK. 580 (13M580)
- POR. CITY OF MODESTO - BLK. 581 (13M581)
- POR. CITY OF MODESTO - BLK. 586 (13M586)
- POR. CITY OF MODESTO - BLK. 587 (13M587)

002 001
002 173

111 - 008

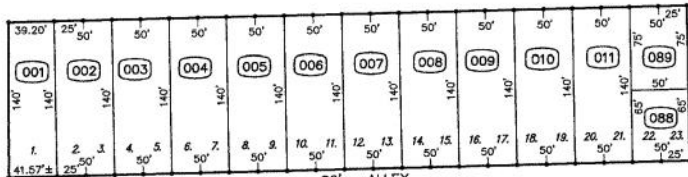


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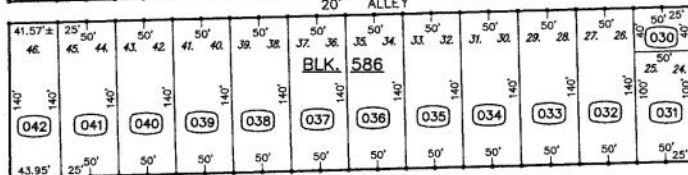
SUBJECT

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

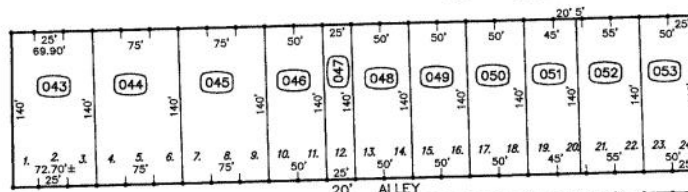
60' MELROSE STREET



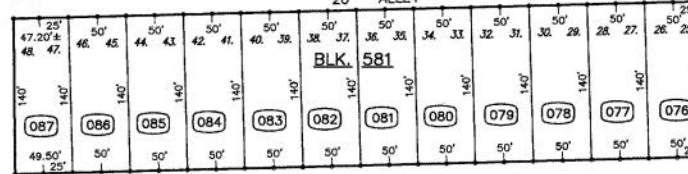
60' CEDAR AVENUE



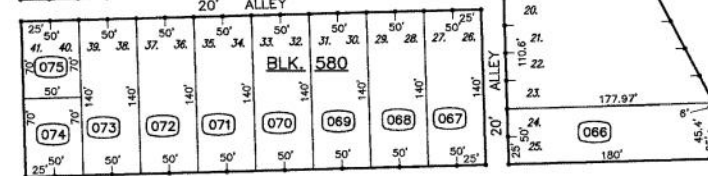
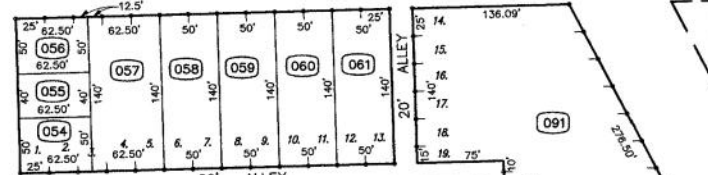
60' HIGH STREET



60' KIMBLE STREET



60' REDWOOD AVENUE



59.8'

004

FROM 111-31, 32, 37, 38
DRAWN 12-27-68
REVISED 3-15-74, 2-29-96, 11-24-88, 3-16-07 (V)DH

007

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JONES STREET



69,96,99

111 - 008



SUBJECT

Giocomo's Espresso

MELROSE AVENUE

ENTER

Cornerstone Baptist Church

SCENIC DRIVE

EXIT

HIGH STREET

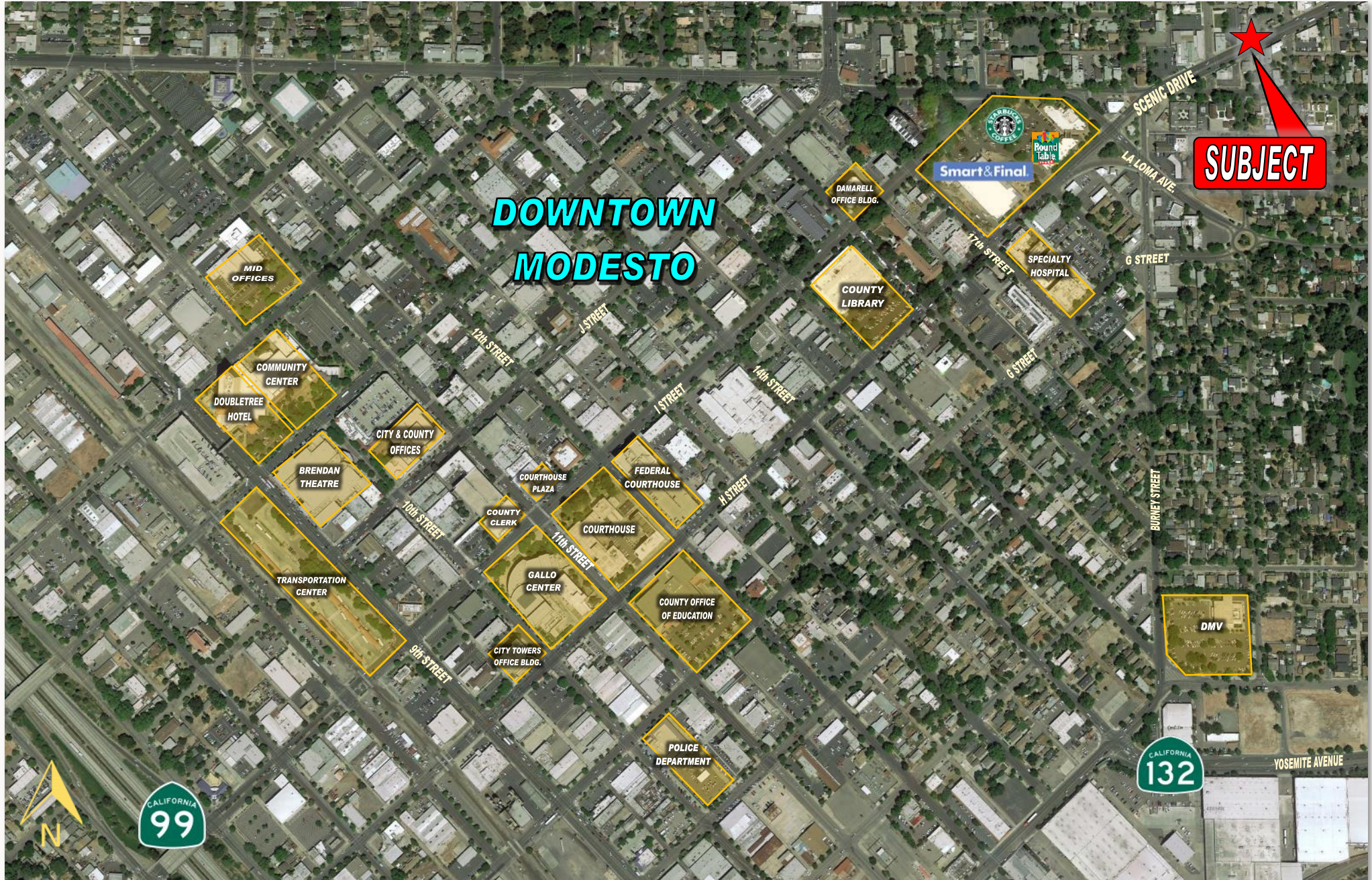
Salas Bros. Funeral Chapel

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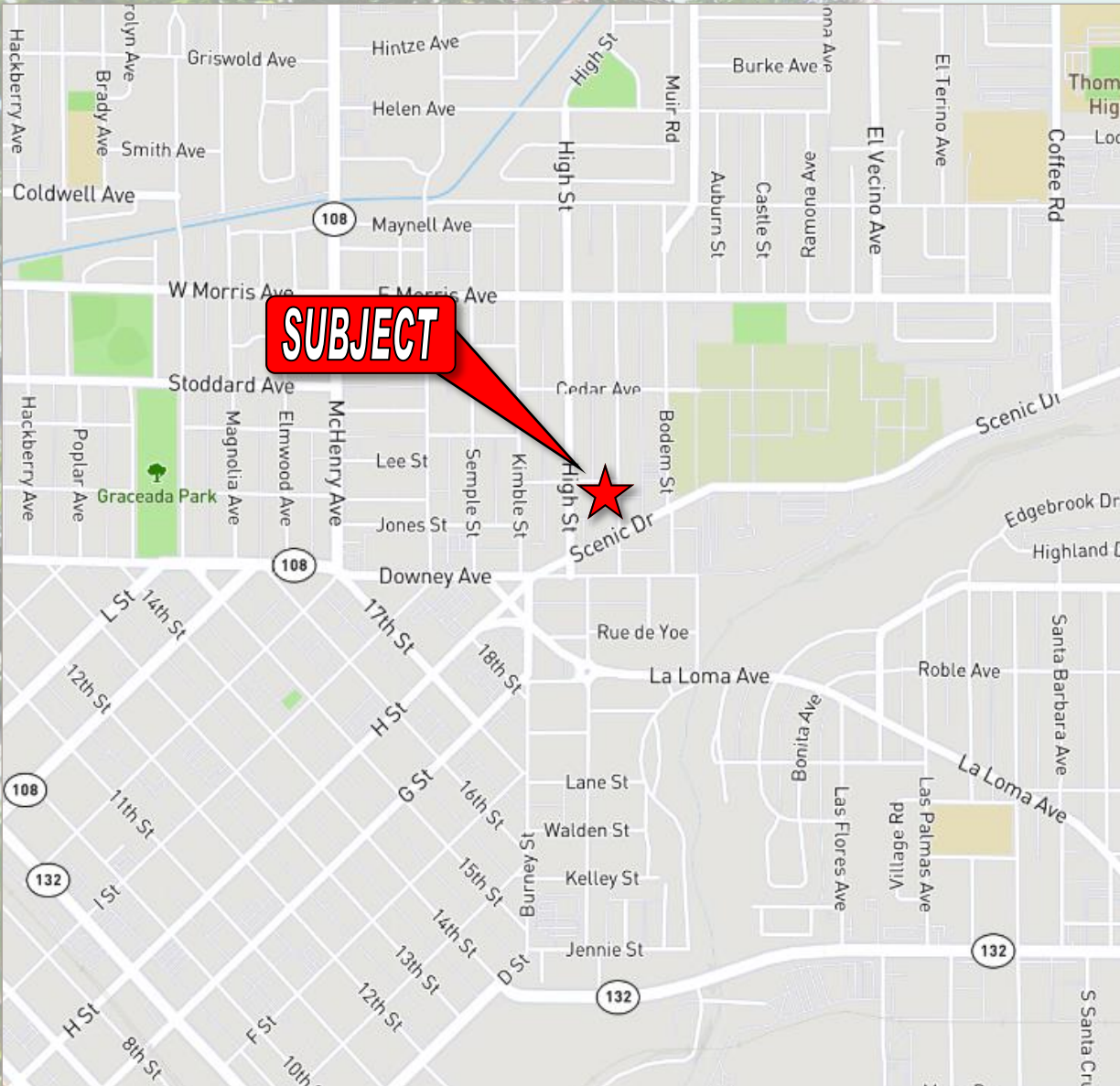
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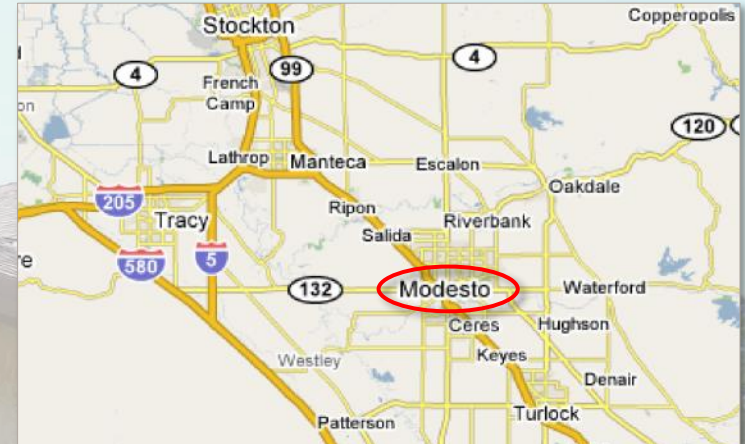


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LOCATION MAP



MAP OF CENTRAL VALLEY



POPULATION

City of Modesto - 212,175
Stanislaus County - 538,388

TRAFFIC COUNTS

Scenic Drive @ Melrose Street..... 31,322 ADT

DISTANCES

To Stockton..... 37 Miles
To Manteca 33 Miles
To Turlock..... 15 Miles
To Sacramento 79 Miles
To San Francisco..... 91 Miles