

FOR SALE

405 McHenry Avenue | Modesto | CA | 95354



The information contained herein is deemed reliable, but is not guaranteed. For commercial real estate opportunities and inquiries, please contact:

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Property Overview

Address: 405 McHenry Avenue, Modesto, CA 95354
Sales Price: \$950,000.00
Building Size: ± 5,640 SF (Commercial)
Lot Size: ± 19,502 SF / ± 0.4477 AC

County: Stanislaus County
Zoning: MU-P (Mixed Use - Pedestrian)
Parcel Number: 110-003-080-000
Occupancy: Fully Leased

Tenant Summary

Tenant	Building Size (SF)	Monthly Rent
Tire Shop	2,000 SF	\$4,200 / mo
Smoke Shop / Market	2,600 SF	\$3,000 / mo
Detail Shop	1,040 SF	\$1,500 / mo
Total	5,640 SF	\$8,700 / mo

Highlights:

405 McHenry Avenue offers the opportunity to acquire a fully leased commercial investment property along the highly visible McHenry Avenue corridor in the heart of Modesto. The 5,640-square-foot property is occupied by three established tenants and generates \$8,700 in monthly rental income, providing diversified cash flow and the benefits of a turnkey, passive investment.

Positioned on the corner of McHenry Avenue and Stoddard Avenue, the property benefits from excellent visibility, convenient access, and strong exposure to daily traffic. Situated along one of the city's busiest commercial corridors, the property enjoys outstanding street frontage and is surrounded by a diverse mix of local businesses, restaurants, professional offices, and service providers.

Nearby residential neighborhoods and established commercial development contribute to consistent consumer activity and long-term demand for the area. Whether an investor is seeking dependable cash flow, long-term appreciation, or a well-located addition to an existing portfolio, 405 McHenry Avenue represents a compelling opportunity. Its prime location, diversified tenancy, and position within one of Modesto's most active commercial districts make this an ideal passive investment with lasting value.



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Location Map



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\$950,000

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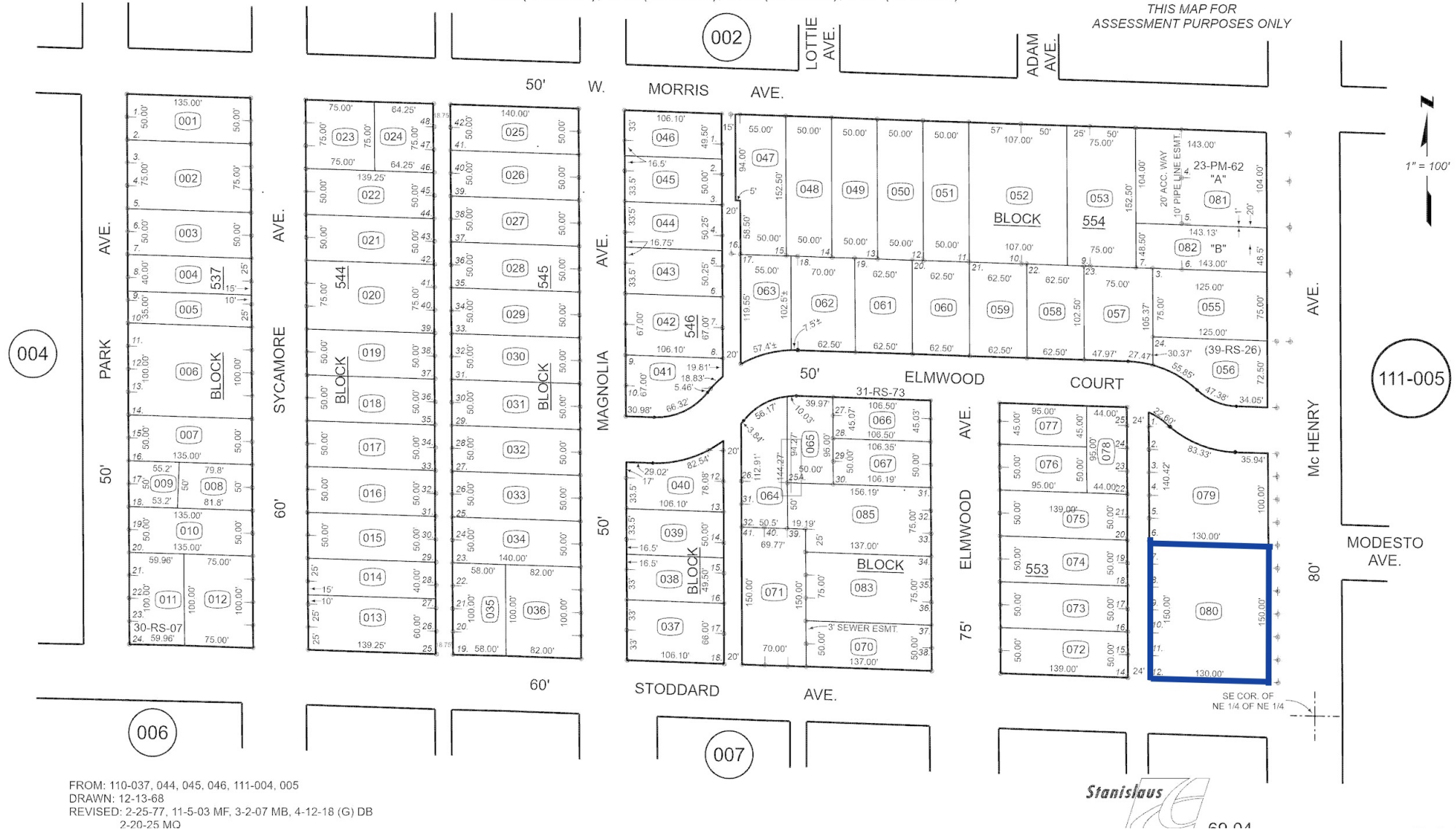
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Parcel Map

CITY OF MODESTO - BLOCKS 537 (15M537), 544 (15M544)
545 (15M545), 546 (15M546), 553 (15M553), 554 (15M554)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



Stanislaus

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