

**\$1-\$1.25 psf  
lease OR  
Sale: \$649,000**

**Sale or  
Lease**

**183 So. Fairview Lane, Sonora 95370**  
**Unit A: 2,318 +/- sf available (\$2,300) (\$1.00/ft +/-)**  
**Unit C: 750+/- sf desired in Ste. C @\$1.25/ft]**  
**Sale Price \$649,000: total bld: 4,161+/- sf**

Located just off Hwy 49 West Stockton St in Sonora, just across from fair grounds.

+Space A Interior includes:

- 2 Large private offices
- 4 smaller offices/
- 1 add'l large office

Spacious waiting room

Reception - 2 stations

+Space C also available with 750+/- SF

- \*General office space or medical; Perfect for owner/user
- \* Parking right in front and sides of building.;
- \* Storage in basement.
- \* Tenant pay gas, electric, water, garbage.
- \*Flexible lease terms.
- \*Call Bill Ghiringhelli to arrange a viewing 510-396-3148



**Cal Pro Brokers, Inc.**  
COMPANY

**183 So. Fairview Lane, Sonora, Ca. 95370**

Gorgeous office in the Sonora just off Hwy 49/West Stockton, across from Fair Grounds.

**Thank you!!! Please call Bill Ghiringhelli for any additional information.**

See Floor-plan on reverse side.

Please call or email to arrange a viewing: Bill Ghiringhelli, [billgman@comast.net](mailto:billgman@comast.net) 510-396-3148 Lic#01401169