

FOR SALE

Small Building with Yard

Modesto, CA

ADDRESS: 1326 9th Street, Modesto, CA
APN: 105-045-009
BUILDING SIZE: 6,800± square feet
LAND SIZE: .16± acres

FEATURES:

- 100 amp / 120 volt / Single phase electrical provided by M.I.D
- Easy access to Hwy 99 via 9th Street
- Located within Opportunity Zone
- Small fenced yard
- Access from 9th Street and common alley behind building
- Two story building
- Clear span – no interior columns
- Concrete block construction



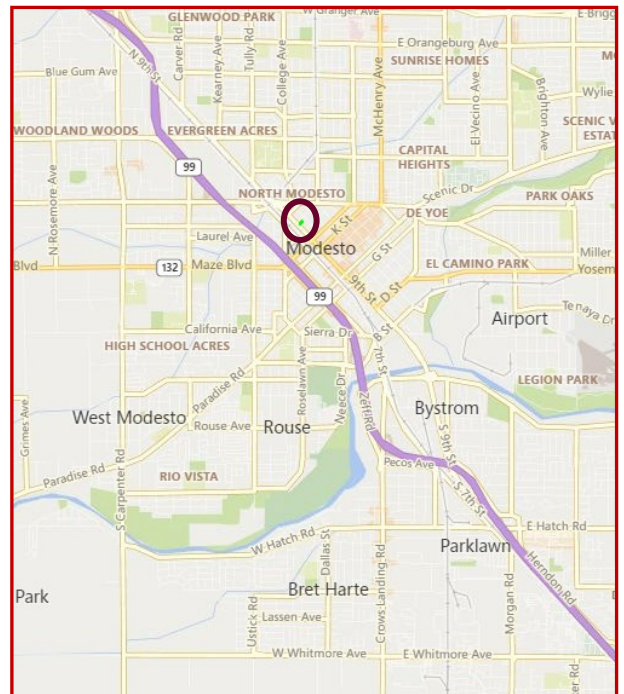
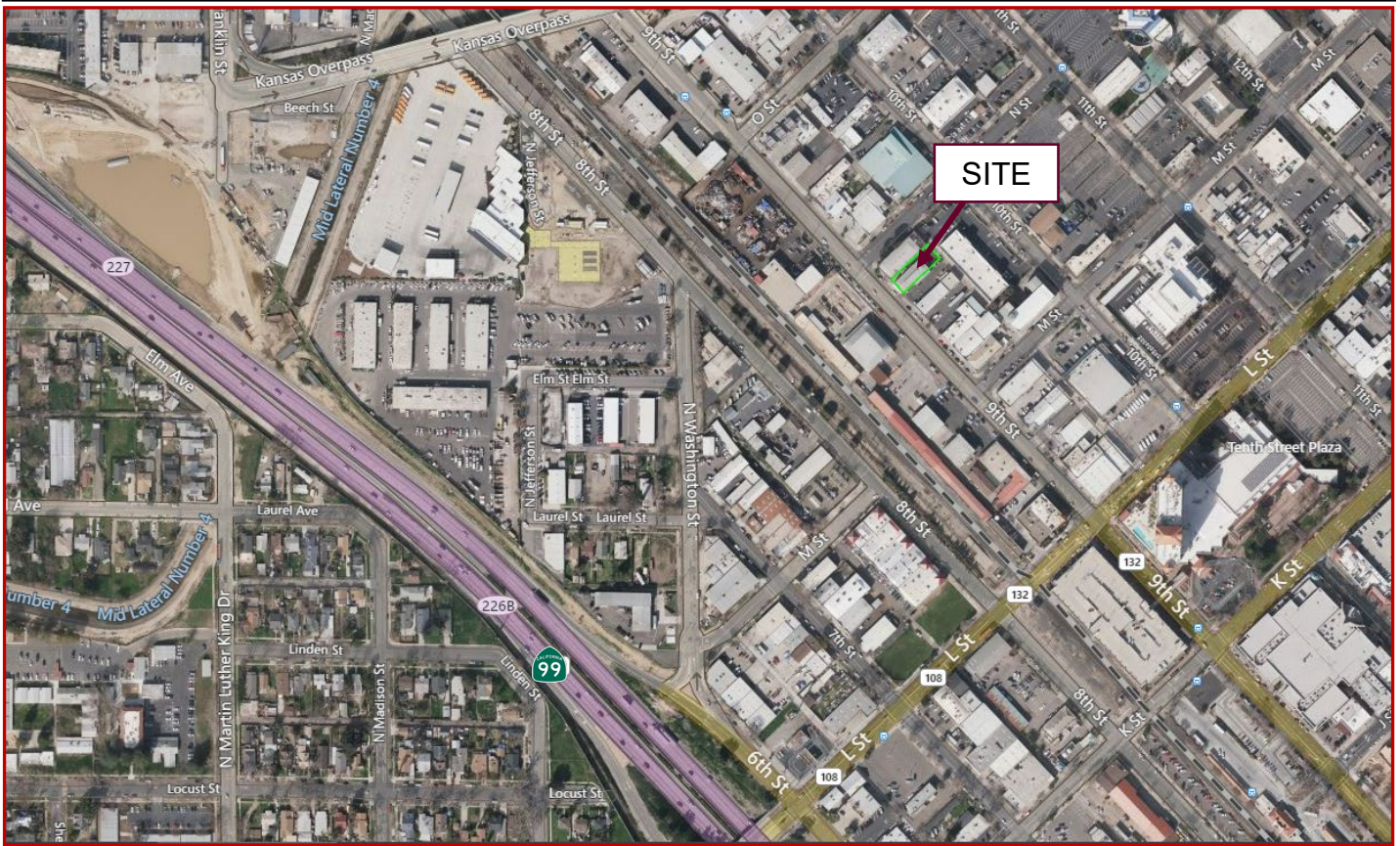
CONTACT:
Jim Martin, SIOR
BRE# 01214270
jmartin@lee-associates.com
Direct: 209-983-4088
Office: 209-983-1111



SALE PRICE: \$495,000

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES