

2.11 AC Land Adjacent to Shopping Center

2561 Claribel Road, Modesto, CA 95357 | Asking Price: \$799,999



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EXECUTIVE SUMMARY

Excellent location in the north Stanislaus County community of Riverbank, CA.

PROPERTY DETAILS

Parcel Number	075-93-25
Price	\$799,999
Price Per AC	\$379,146
No. Lots	1
Total Lot Size	2.11 AC
Property Type	Land
Property Subtype	Commercial
Sale Type	Investment
Proposed Use	Commercial
Land Assessment	\$1,074,302

PROPERTY DESCRIPTION

This is a good opportunity for the development of a retail center, office warehouse, storage, auto service center or a combination thereof. Claribel Road is a main transportation artery, possible drive thru, fueling station or QSR, the Crossroads is a major shopping destination and will drive numbers to the property.



PARCEL MAP

POR. S. 1/2 SECTION 35 T.2S. R.9E. M.D.B.&M.

006 072

075 - 093

THIS MAP FOR ASSESSMENT PURPOSES ONLY

1" = 200'



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AERIAL VIEW





LOCAL VIEW

