

# FORMER CPA OFFICE SPACE FOR SALE - 10,500± SF

1401 N. HUNTER STREET | STOCKTON, CA



"DO NOT DISTURB TENANT - TOURS AVAILABLE BY APPOINTMENT ONLY"

## **PROPERTY OVERVIEW:**

**1401 N HUNTER:** 10,500± SF office building situated on a 15,000± sf parcel

**1402 N HUNTER:** 12,500± SF Parcel dedicated for parking

**129 E WILLOW:** 5,000± SF Parcel dedicated for parking

**ZONING:** CO - Commercial Office District which allows for a large variety of office and retail uses

Total land area: 32,500± SF (including parking parcels)

Excellent parking ratio for tenants and visitors

Well-maintained professional office environment

## **FOR MORE INFORMATION CONTACT:**

**SALE PRICE: \$850,000**

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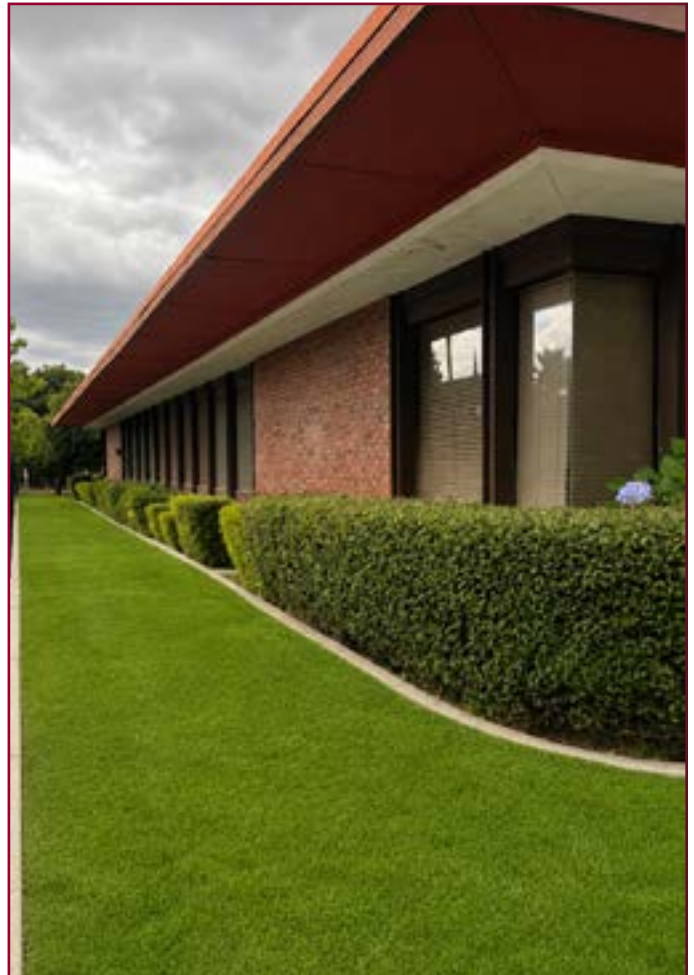
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## PROPERTY HIGHLIGHTS:

- Excellent Owner-User Opportunity
- Former CPA Office with a functional professional layout
- Move-In ready with existing medical/professional office improvements
- Nicely landscaped with great curb appeal



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- Fully gated property providing enhanced privacy and security
- Abundant dedicated parking for employees and clients

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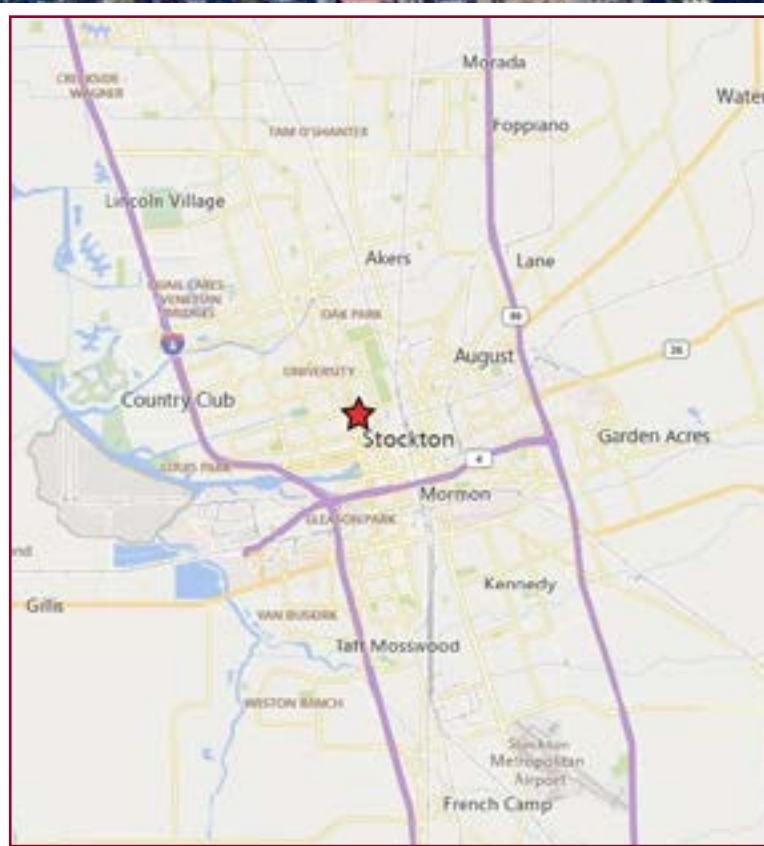
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