

COMM INDUSTRIAL FOR SALE**Comm Ind For Sale****Active****List Price: \$595,000****MLS#: 41138384****19468 Village Dr****SONORA CA 95370****Tuolumne****List Date: 6/15/2026 Orig Price: \$595,000****Pend Date: Off Mkt: Media Link: Unbranded Media Link****COE Date: Sold Price: Media Link 2: Print/Email:****Property Information****General Desc: Present Use: Office Primary Use: Office****DNS: 04K-MONO VILLAGE Age: 50 Year Built: 1976 Total Parking Spaces: 10****APN: 061-130-032-000 Zoning: C-1 Census Tract: Tot SqFt Building: 3,120 Total 10****Listing & Showing Information****Old Concessions: None Associated Documents: 0****Directions: Cross St: Village****Property Features:**

COMMERCIAL TYPE Commercial, Office Building SALE INCLUDES Real Estate TENANT EXPENSES Electric, Gas, Water MISCELLANEOUS Existing Lease, Reception Area, Restroom(s) -Private, Exterior-Excellent, Interior-Excellent REPORTS Other GARAGE/PARKING Exclusive FLOORS Other, Tile	COOLING Central Air TRUCK DOOR None EXTERIOR Fiber Cement UTILITIES 220 Volt, CATV Wiring, Electric, Gas, Hot Water, Public Sewer HEATING Forced Air 1 Zone ROOF Composition Shingles POSSESSION Subject To Tenant Rights TERMS Price As Is
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Public Remarks

Position your business for success with this beautifully remodeled professional office building located within the highly visible Mono Village Commercial Complex. Surrounded by popular restaurants, banks, salons, and other established businesses, this prime location offers excellent accessibility and convenience for both clients and employees. Comprised of two interconnected units totaling approximately 3,120 square feet, the property provides exceptional flexibility for owner-users, investors, or businesses seeking room to grow. Interior access allows the spaces to function as one cohesive office suite while maintaining the option to operate independently. Extensively renovated in 2020, this move-in-ready property eliminates the hassle and expense of preparing a space for occupancy. Major improvements include updated flooring, paint, windows, siding, doors, and an HVAC system that is just over five years old. The lower level is currently occupied by an established month-to-month tenant, creating immediate income potential. This suite features a welcoming reception area, five private offices, one and a half bathrooms, and a full bathroom complete with laundry hookups and a stall shower. The vacant upper level presents an ideal opportunity for an owner-user to establish their business immediately. This thoughtfully designed space offers a spacious central meeting or collaborative area, five private

Financials

1st Loan Balance:	2nd Loan Balance:	Other Loans:	Tot Other Loans:	Cap Rate: 7
Apx Value of Inventory \$0	Financial Data Verified: Yes	Int Rate:	Vari or Fixed Rate	

Annual Financials

Net Oper Income: \$41,630	Gross Oper Inc: \$50,400	Ann Act Inc: \$50,400	Total Oper Exp:\$0
Other Ann Exp: \$0	Ann Act Exp: \$8,573	Ann Taxes: \$2,526	Ann Net Inc: \$41,630

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Provided By: Kayla R Njirich-Weldon - Cell: 209-768-4312 **DRE:** 01509412 **07/17/2026**

