

4.4 +/- ACRES
M2 ZONING



FOR SALE:
1250 East Childs Avenue, Merced, CA
\$800,000



**1250 E CHILDS AVE
MERCED, CA 95341**

**LISTED AT
\$800,000**

**CLOSE PROXIMITY TO
HIGHWAY 99**

Hwy 99



Exceptional 4.4 +/- acre commercial property with immense potential located near a high traffic freeway (99) and just a short distance from UC Merced which is just one exit away from the rapidly growing University of California Merced, adding value and foot traffic potential. This property is located in a busy commercial area ensuring excellent exposure and accessibility. This rare offering features an existing house on the property, but the true value lies in the land. Its perfect for a variety of commercial developments. It's located in a rapidly growing area with strong commercial activity. The possibilities are endless with this unique property, perfect for investors and developers seeking to capitalize on a fantastic location.

PROPERTY DETAILS

APN: 259-150-011-000
Lot Size: 194,658 Sq Ft / 4.4 Acres
Zoning: M-2

1250 E CHILDS AVE, MERCED CA 95341

MERCED COLONY

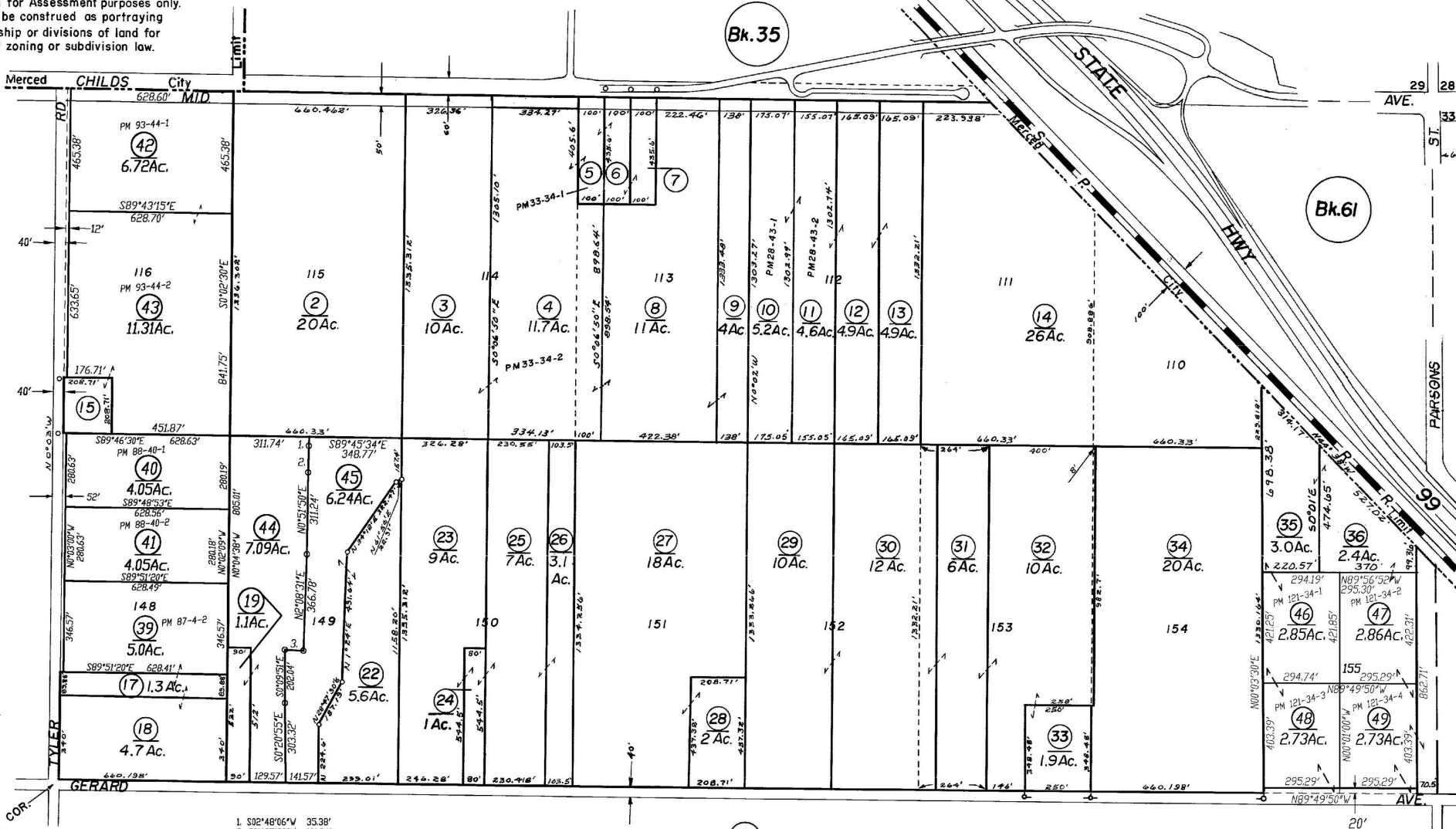
R.M. Bk. 4, Pg. 24

N1/2 SEC. 32, T. 7S., R. 14E., M.D.B. & M.

Tax Rate Area 110-009
110-010

259-15

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



REVISED	1 - 64	12-28-03
	5 - 67	12-28-05
	10 - 74	05-03-23
	6 - 80	
	1 - 89	
	11 - 91	

1. S82°48'06"W 35.38'
2. S01°25'30"W 101.24'
3. N87°10'52"W 70.26'

NOTE—Assessor's Block Numbers shown in Ellipses
Assessor's Parcel Numbers shown in Circles

Assessor's Map Bk. 259-Pg. 15
County of Merced, Calif.
1959



