



TRG

Tinetti Realty Group

901  
Broadway Ave  
Atwater, CA



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## PROPERTY DESCRIPTION

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<b>Property Address</b>	901 E Broadway Ave, Atwater CA 95301
<b>APN</b>	004-110-012-000
<b>Square Footage</b>	Building 1: ± <b>3,900</b> Building 2: ± <b>2,600</b>
<b>Lot size</b>	±113,256 sq ft / 2.6 acres
<b>Year Built</b>	1969
<b>Parking</b>	On site
<b>Zoning</b>	M-1
<b>Price per month</b>	<b>\$13,000</b>
<b>Price per SF</b>	<b>\$2.00</b>

Located at 901 E Broadway Ave, M-1 Zoned property offering approximately ±6,500 SF across two buildings (3,900 SF and 2,600 SF) situated on 2.6 acres. The spacious site provides excellent flexibility for a variety of commercial uses, with ample yard area for parking, equipment storage, or outdoor operations. Conveniently located with easy access to Highway 99.

Lease Rate: \$13,000 per month



# ASSESSOR MAP

POR. SECS. 6 & 7, T.7S., R.13E., M.D.B.&M.

Tax Rate Area  
 1-01  
 87-01  
 1-05

4-11



Buhach Colony R.M. Vol. 2, Pg. 8

REVISED 2/80 12-13-87  
 8/94  
 10-03  
 12-03

NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 4 Pg. 11  
 County of Merced, Calif.  
 2003



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