



3200 "G" St, Merced, CA 95340

AVAILABLE FOR SALE



Tinetti Realty Group
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PROPERTY DESCRIPTION

Property Address	3200 "G" Street, Merced, CA
APN	006-101-010
Square Footage	±4,190
Year built	1979
Lot Size	29,997 sq ft
Zoning	C-N Neighborhood Commercial
Parking	7 in front. Additional in rear (approx. 20)
Price	\$850,000
Price per SF	\$202.86



Merced Veterinary Clinic is approximately 4,190 Sq Ft consisting of: Manager's office, breakroom, 4 exam rooms, Lobby, Reception, Pharmacy area, Treatment room, small kennel ward, walk in freezer, x-ray area, surgery prep room, surgery room, Laboratory, Dental Room, Isolation room, cat ward and fenced exercise area outside. The facility has 3 commercial HVAC units and one wall unit for smaller add-on portion. 1 commercial unit needs to be replaced.



AERIAL VIEW



PHOTOS



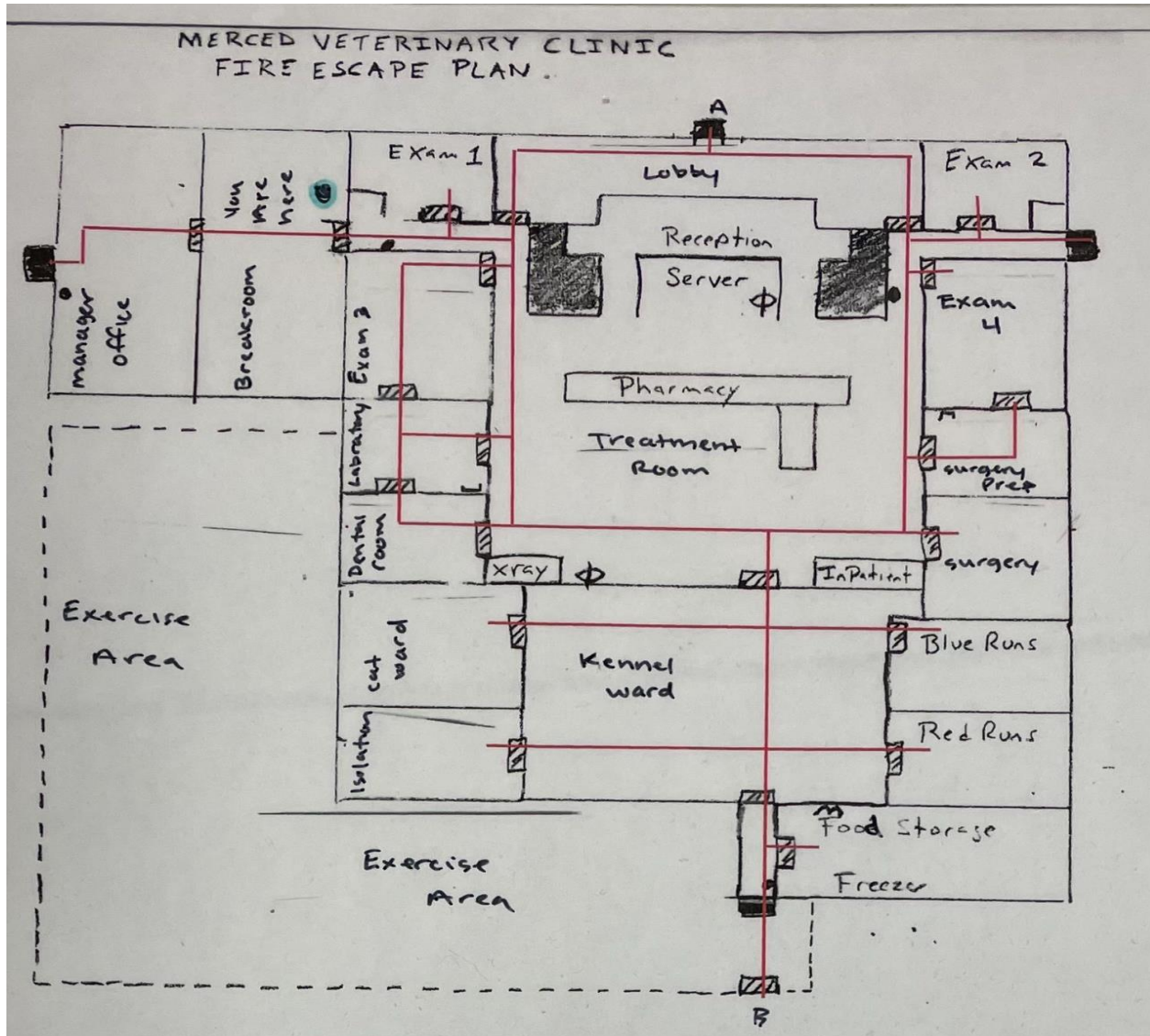
PHOTOS



EXTERIOR PHOTOS



FLOOR PLAN



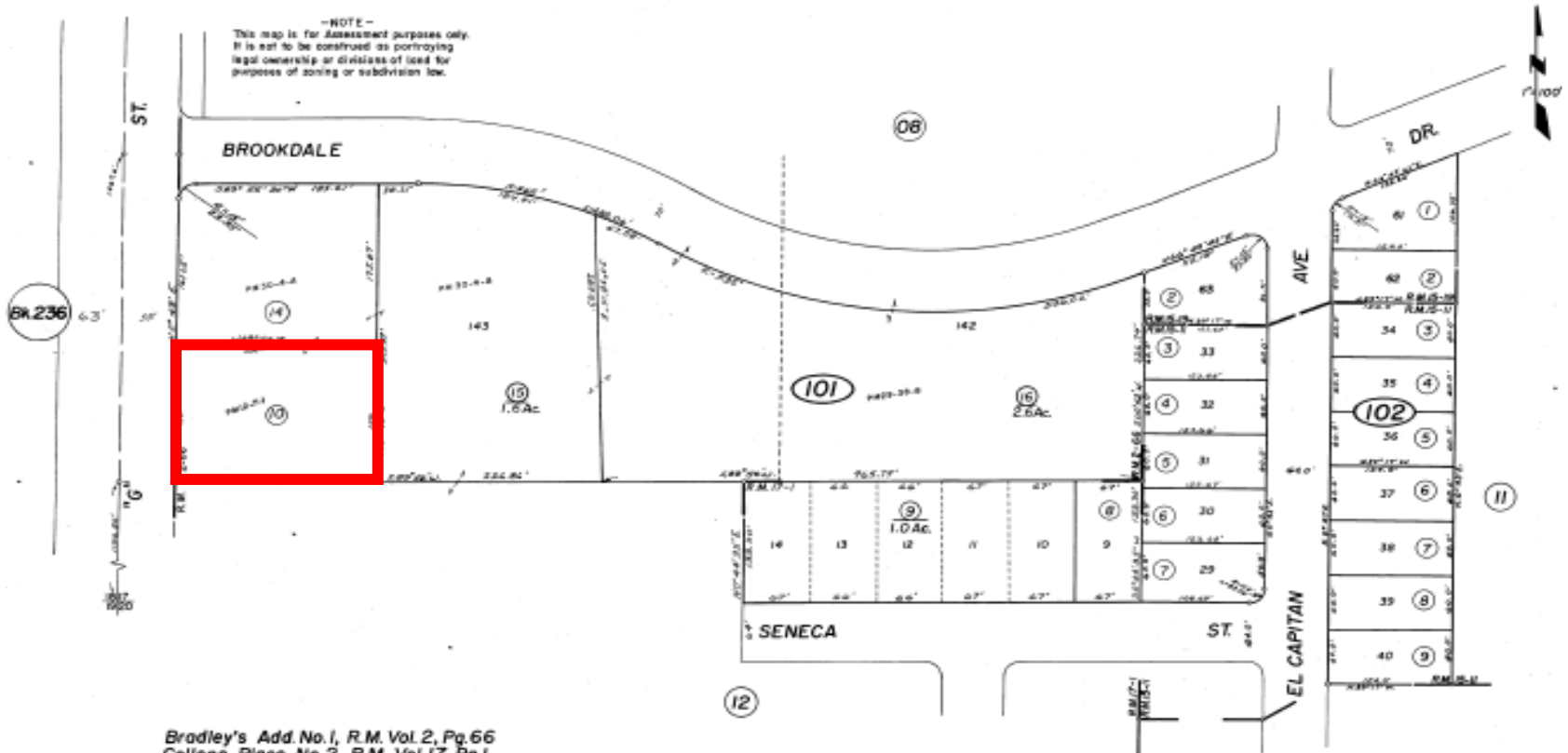
ASSESSORS MAP

POR. OF SW 1/4 SEC. 17, T7S, R14E, MDB & M

Tax Rate Area 5-00

6-10

-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.



Bradley's Add. No. 1, R.M. Vol. 2, Pg. 66
College Place No. 2, R.M. Vol. 17, Pg. 1
El Capitan Heights No. 2, R.M. Vol. 15, Pg. 11
El Capitan Heights No. 3, R.M. Vol. 15, Pg. 19

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Assessor's Map Bk 6 -Pg 10
County of Merced, Calif
1967

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



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