

# CVCB



CENTRAL  
VALLEY  
COMMERCIAL  
BROKERS, INC

# FOR SALE

## 1311 State HWY 46, Wasco CA

029-180-19-7



## Property Details

- \$795,000
- 4,424 building SF
- 15,389 total parcel SF
- 17,000 daily traffic count
- Zoned C-2
- Signalized hard corner next to new retail strip center with national tenants
- HWY 46 is a major thoroughfare to reach central coast to the west
- All utilities are on site

**HENRY E. MENDEZ, JR.**

CA RE #01127054 CA DRE #02084340 • Broker/ Principal  
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The information contained herein may have been obtained from sources other than CVCB. We have not verified such information and make no guarantees, warranties, or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.





## Property Photos

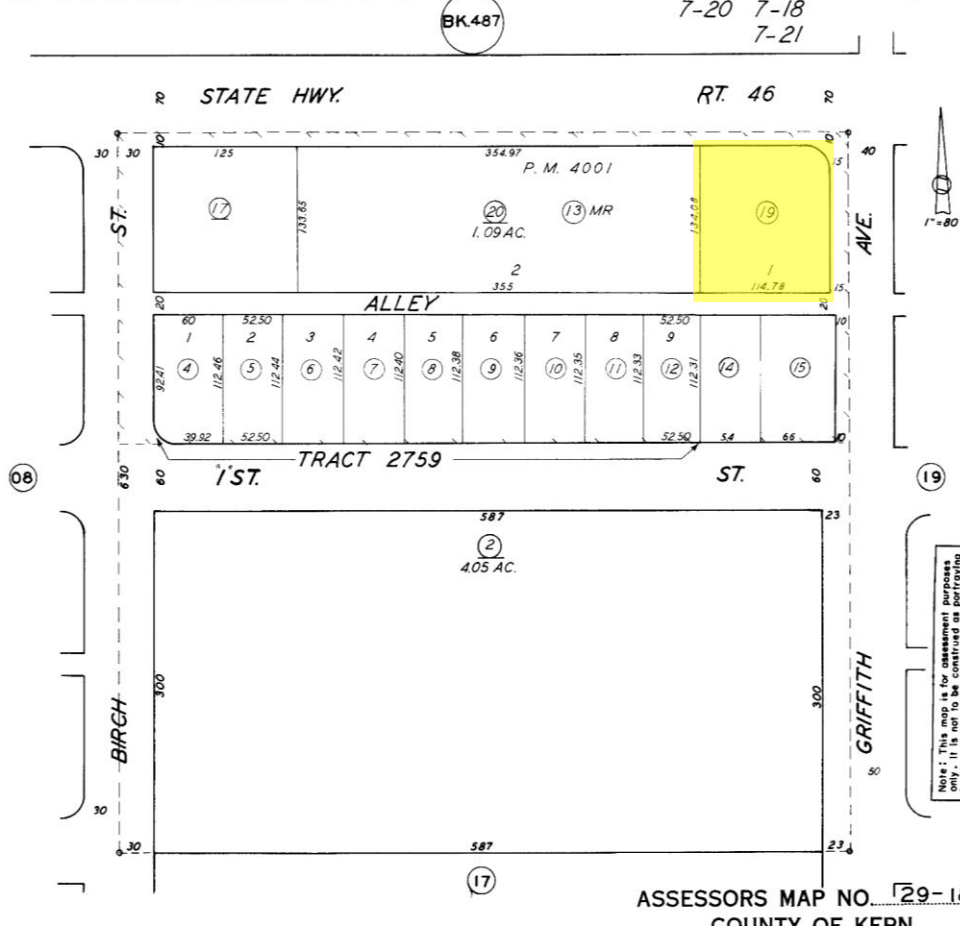


# Assessors Map

29-18

LOT 67 OF FOURTH HOME EXTENSION COLONY SCHOOL DIST. 7-1 29-18

29-18



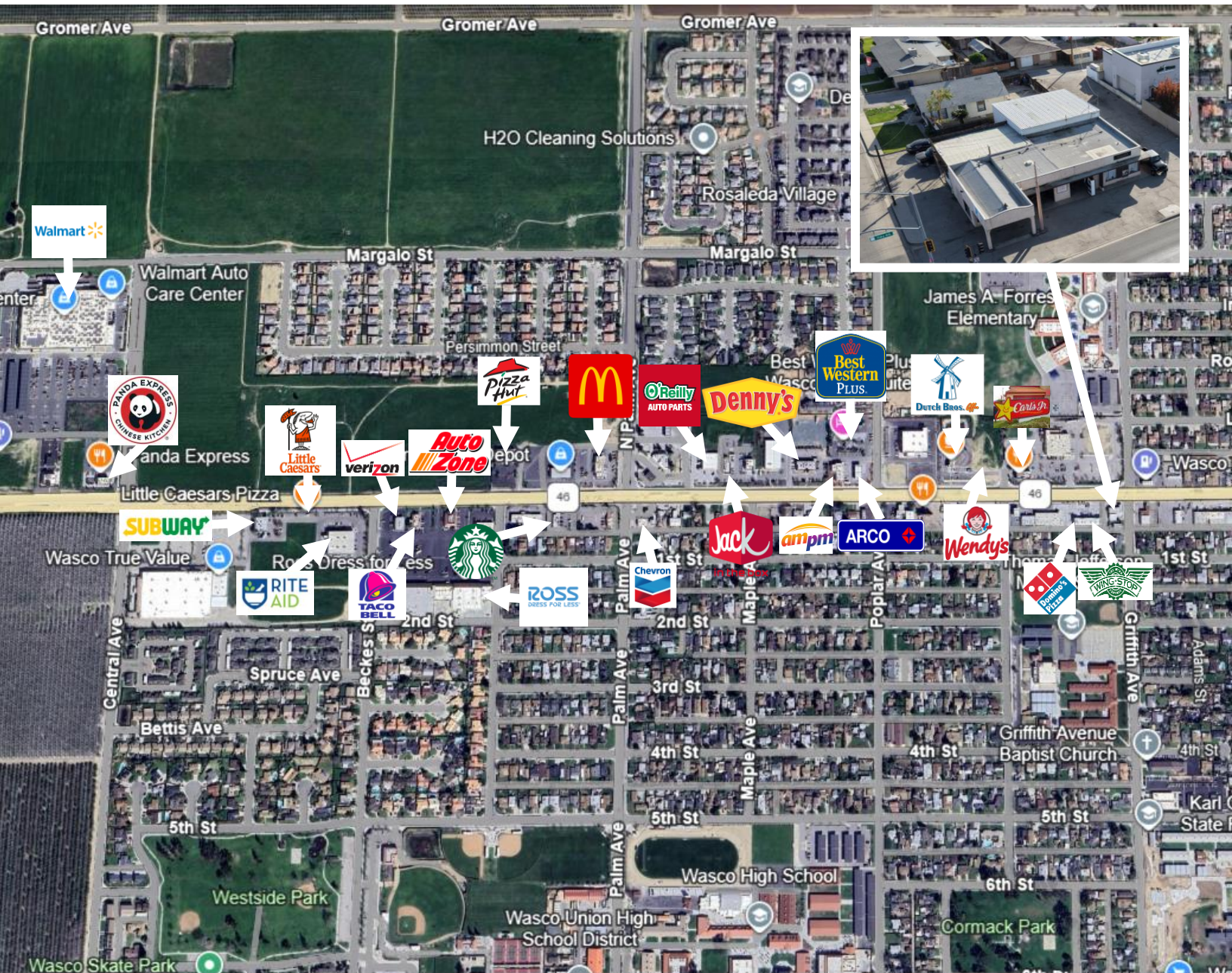
This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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## Aerial Map



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