

2161 FERRY STREET | ANDERSON CA

±1,728 SF Stand-Alone Office Building For Sale



Offering an office building in the City of Anderson with an additional parcel to the east for expansion. This property features a ±1,728 SF stand alone office building with a concrete perimeter foundation, wood sub flooring, and wood frame support system. The gable-shaped roof is covered with composition shingles and replaced in 2022. Inside, it's designed for a single tenant with a waiting room, four exam rooms or offices, two restrooms, a break room, and an additional office (see floor plan). The entire building is serviced with central heat and air that are well maintained. Ideal for an owner-user or investor with tenant in mind.

- **Asking \$199,000**
- Zoned Mixed Use District.
- Interior designed for single tenant.
- Additional parcel to the east.



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

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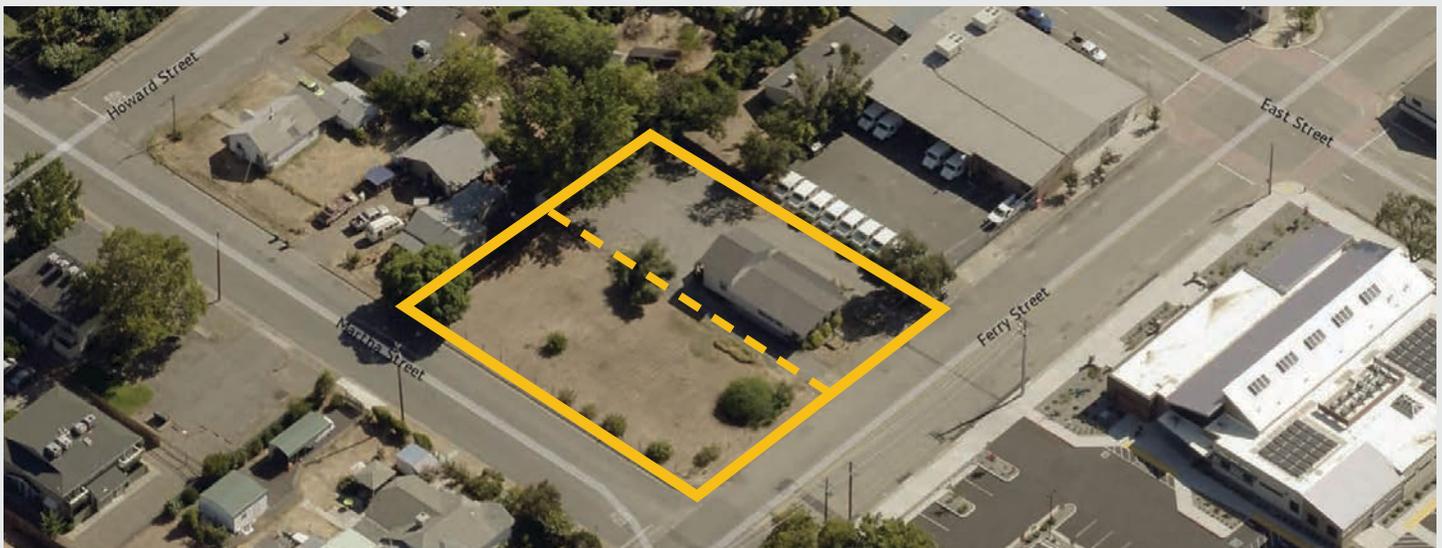
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FLOOR PLAN



SITE AERIAL



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