

FOR SALE

450 Burney Street • Modesto • CA • 95354



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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Property Overview

Address: 450 Burney Street • Modesto • CA • 95354

Pricing: \$995,000.00

Building Size: ± 5,000 SF

Lot Size: ± 15,245 SF / ± 0.35 AC

County: Stanislaus County

Property Type: Commercial Office

Parcel Numbers: 107-001-042

Procuring Broker Fee: 2.5%

Highlights:

450 Burney Street in Modesto, CA, presents a well-positioned commercial opportunity featuring two separate buildings on a generously sized lot. The property includes a gated parking lot, offering secure on-site parking and added functionality for a variety of business operations. This multi-tenant asset provides flexibility for numerous commercial uses, with ample space for operations, storage, or future customization. Ideally located in the heart of Modesto with convenient access to major roadways and close proximity to downtown, the site offers excellent visibility and accessibility. Whether for owner-user occupancy or investment, this versatile property is a strategic choice with strong long-term potential.

400 Burney Street

- ± 2,500 SF
- Four (4) Offices
- Conference Room
- Large Open Area
- Kitchen Area
- Two (2) Restrooms

450 Burney Street

- ± 2,500 SF
- Eight (8) Offices
- Large Reception Area
- Conference Room
- Kitchen Area
- Two (2) Restrooms



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Location Map



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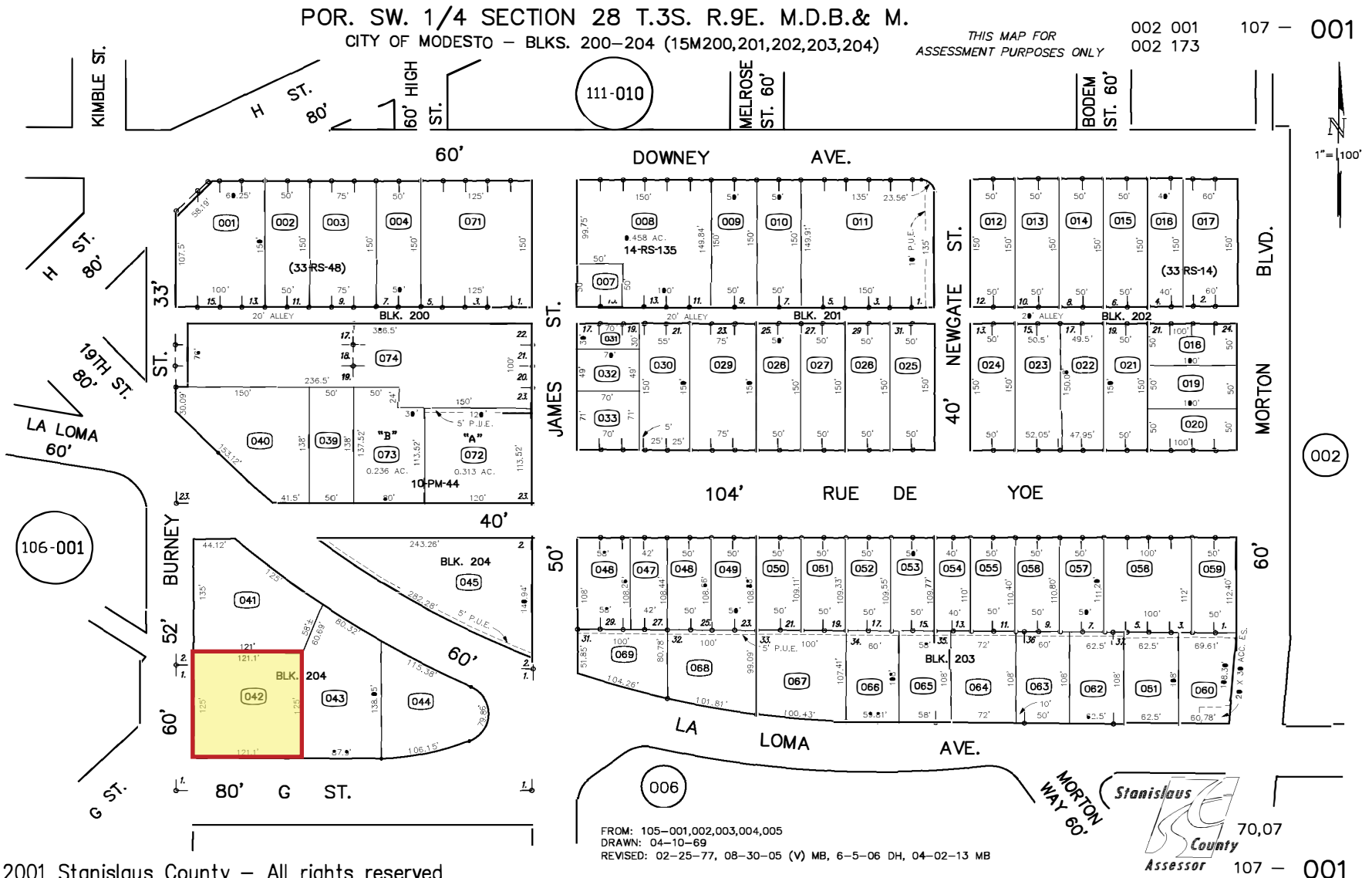
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Parcel Map



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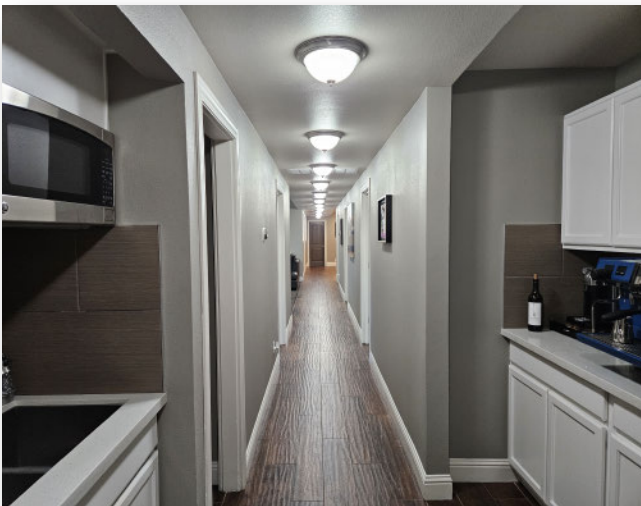
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400 Burney • Photo Gallery



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450 Burney • Photo Gallery



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Drone Photo Gallery



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