

3191 M St

3191 M St, Merced, CA 95348



Presented By:
BHGRE Everything Real Estate



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Property Details

Price: \$2,400,000

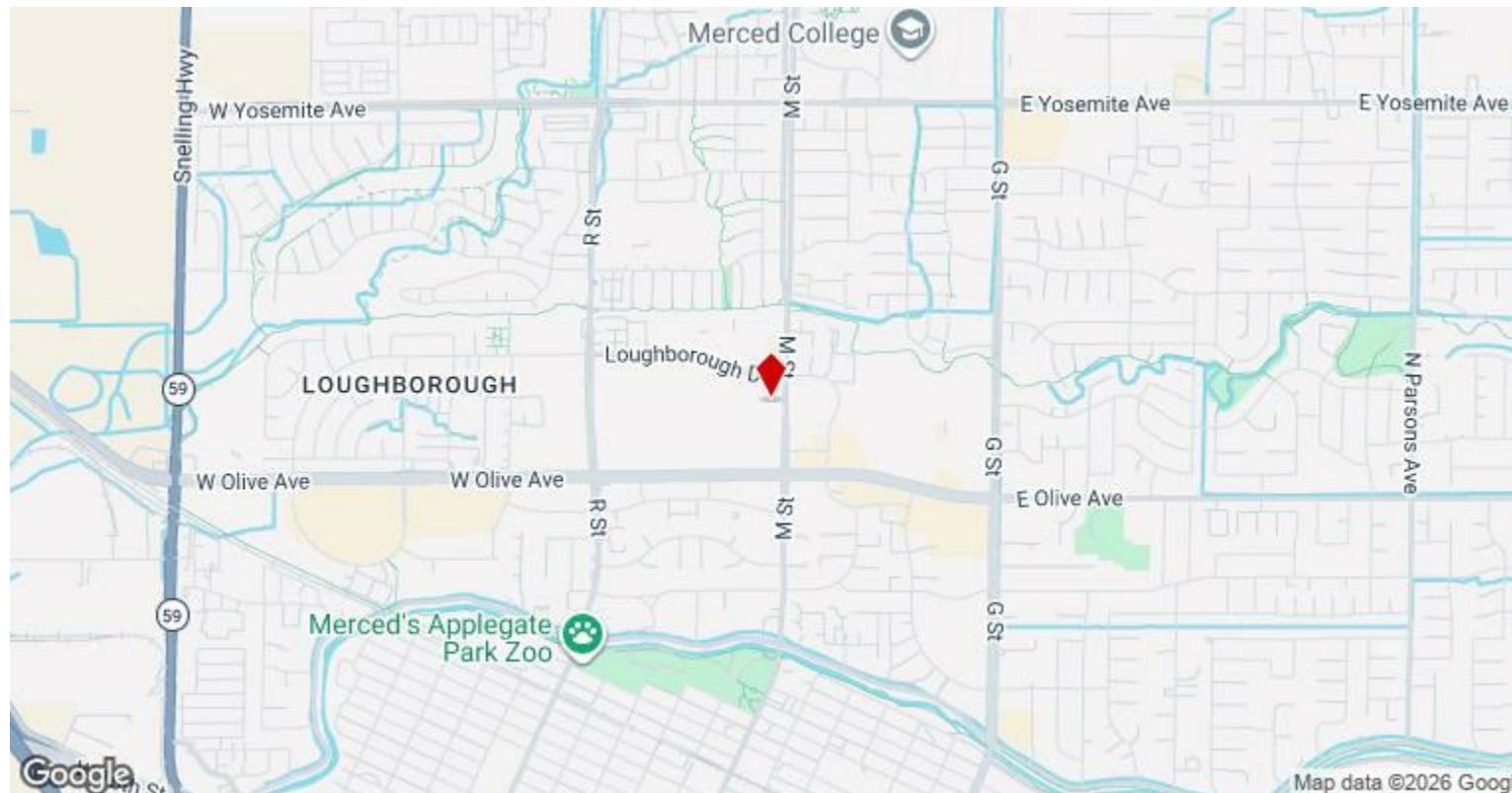
View the full listing here: <https://www.loopnet.com/Listing/3191-M-St-Merced-CA/39377328/>

Price:	\$2,400,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	3.52%
Lot Size:	0.93 AC
Gross Building Area:	11,552 SF
Rentable Building Area	11,552 SF
:	
No. Stories:	1
Year Built:	1975
Tenancy:	Multi
Zoning Description:	P-D
APN / Parcel ID:	236-220-012
Walk Score ®:	68 (Somewhat Walkable)

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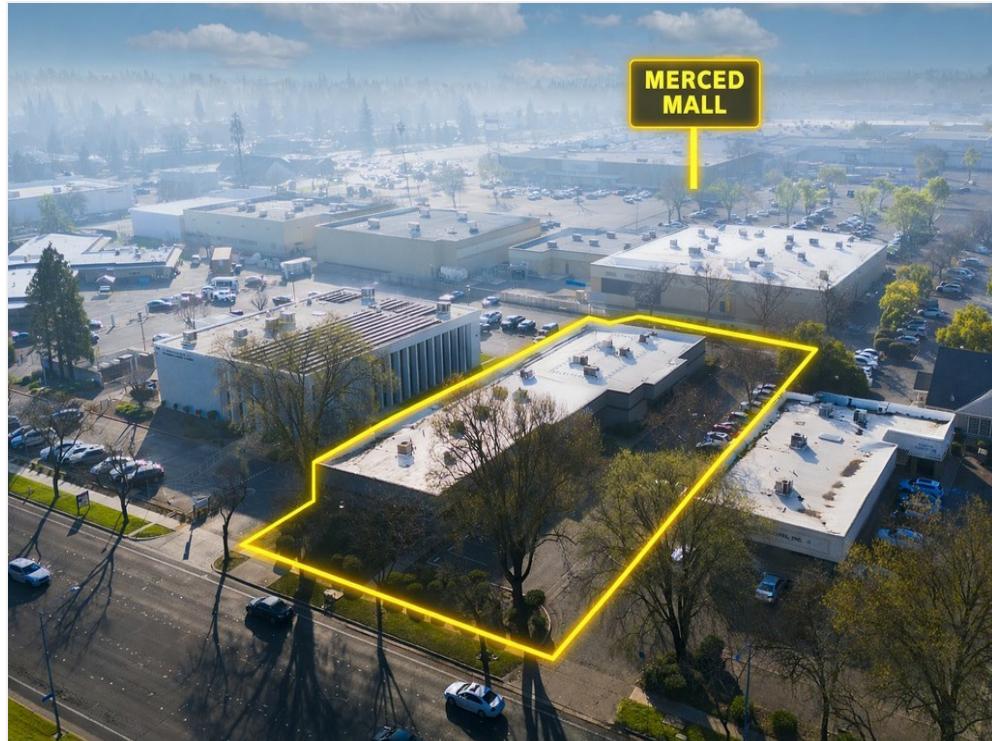
Location



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Property Photos



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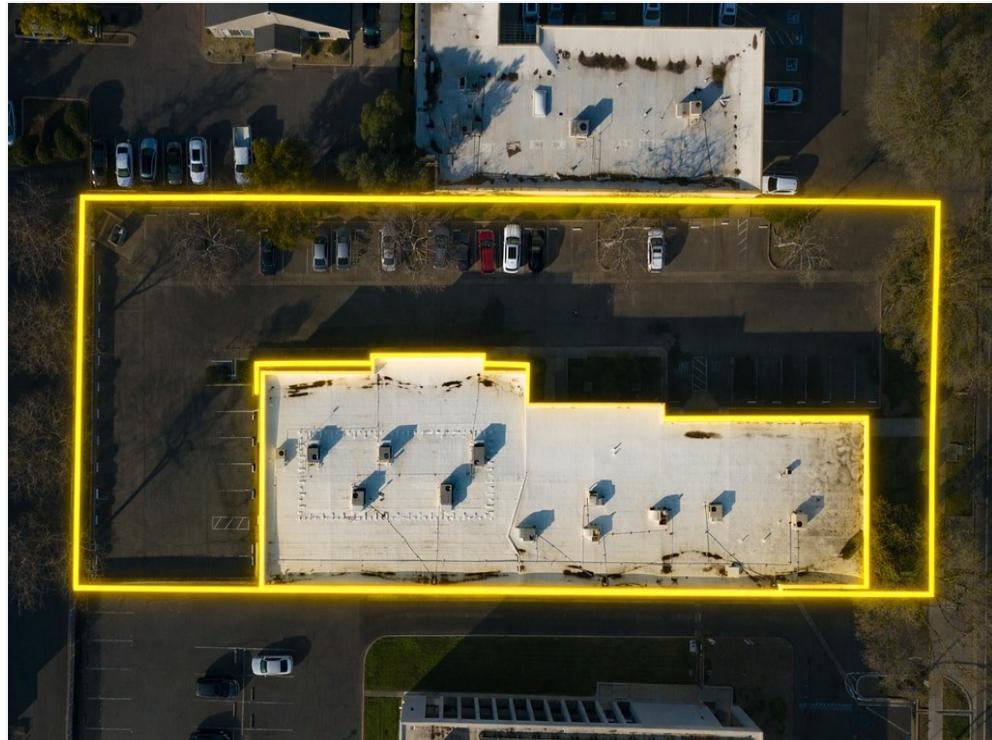


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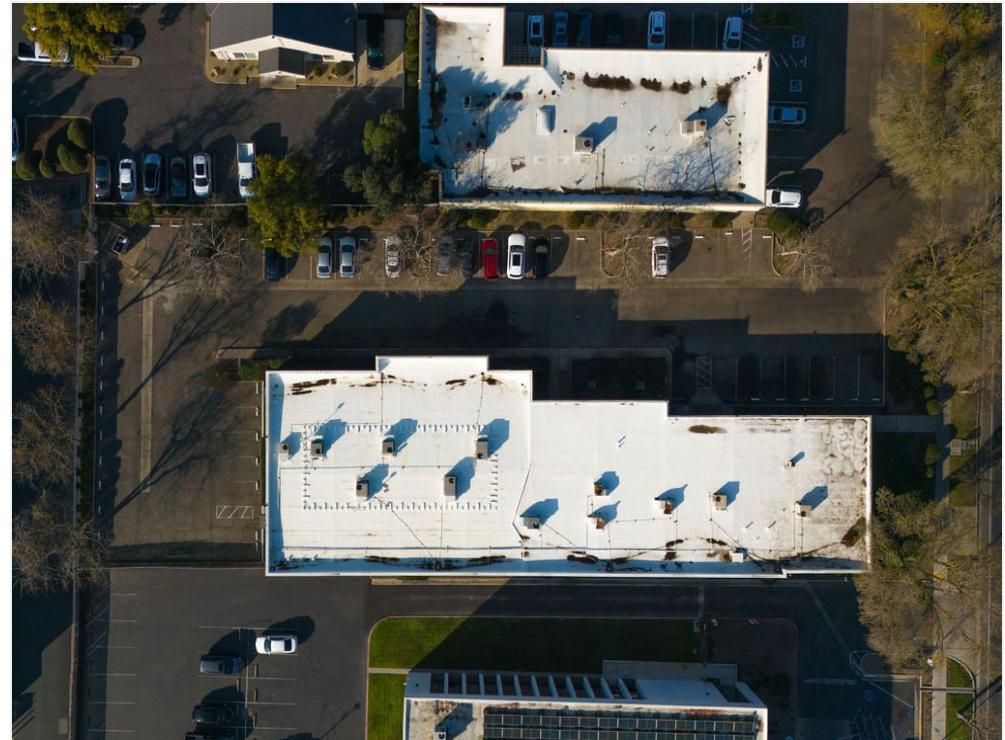
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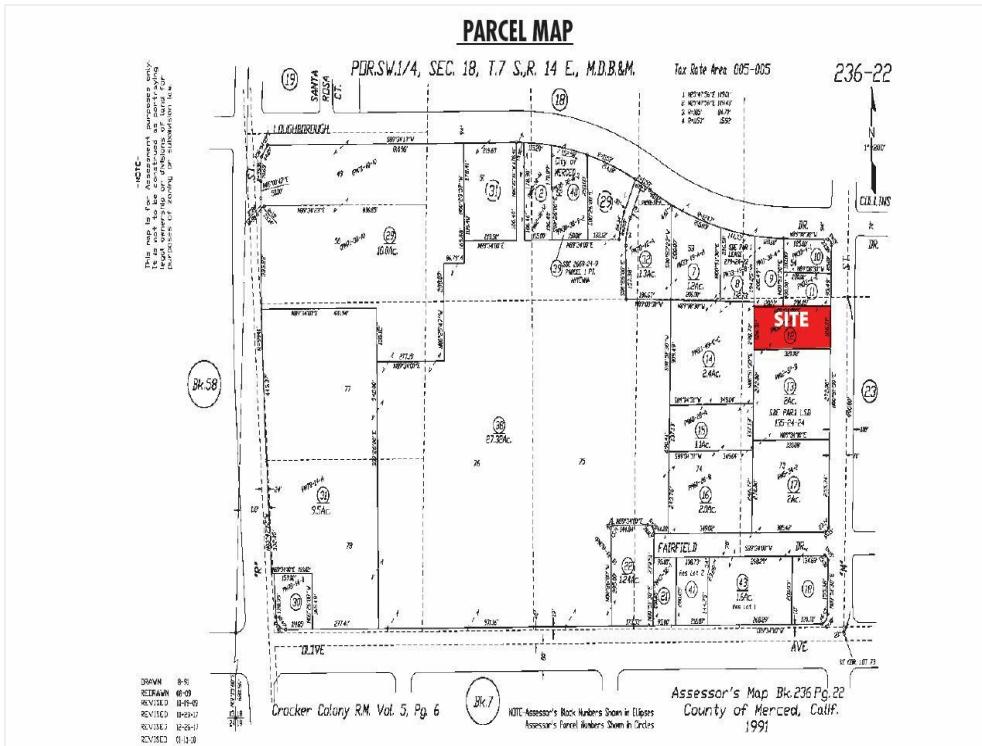


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Property Photos



Plat Map

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Since becoming a licensed realtor in 2021, Eric Jaurique-Pouncey has emerged as a trusted expert in commercial and investment real estate. With over \$15 million in closed volume in 2025 alone, Eric specializes in multifamily, agricultural, and commercial sales and leasing—working with landlords, investors, owner-users, and tenants across a wide range of asset classes.

Drawing from early property management experience and a family legacy in real estate, Eric brings sharp negotiation skills, market insight, and a client-first approach to every deal. His transaction history spans deals from \$70K to \$3.6M, including work with institutional partners like high-speed rail and private investors alike.

Whether you're expanding your portfolio, leasing commercial space, or acquiring income property, Eric delivers the focus, professionalism, and results you need.



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