

Commercial Building for Sale - 132 S 1st St, Turlock



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CONTENTS

OVERVIEW	3
PROPERTY PHOTOS	4
AERIAL MAP	5
STREET MAP	6
COMMUNITY OVERVIEW	7
COMPANY SUMMARY	8



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OVERVIEW

This downtown Turlock commercial space offers 5,600 square feet of opportunity, perfect for visionary investors or business owners. Situated in the bustling heart and charm of Turlock's downtown area, this property was formerly a restaurant and bar, providing a versatile layout that's ready for renovation and customization. Additionally, the property features ample off-site parking, a rare convenience in the downtown area. Whether you're looking to revitalize a classic venue or create something entirely new, this property offers endless possibilities. Don't miss out on the chance to own a prime piece of downtown real estate with significant upside potential.

HIGHLIGHTS

- Excellent downtown Turlock location one block off Main Street & Golden State Blvd
- Daily Traffic Counts along Golden State Blvd are 15,832
- Excellent upside potential
- Ample off-site parking
- Remaining equipment may be available with sale

SUMMARY

- Asking Price: \$670,000
- Lot Size: 0.21 Acres +/-
- Total Building SF: 5600 SF +/-



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PROPERTY PHOTOS



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AERIAL MAP

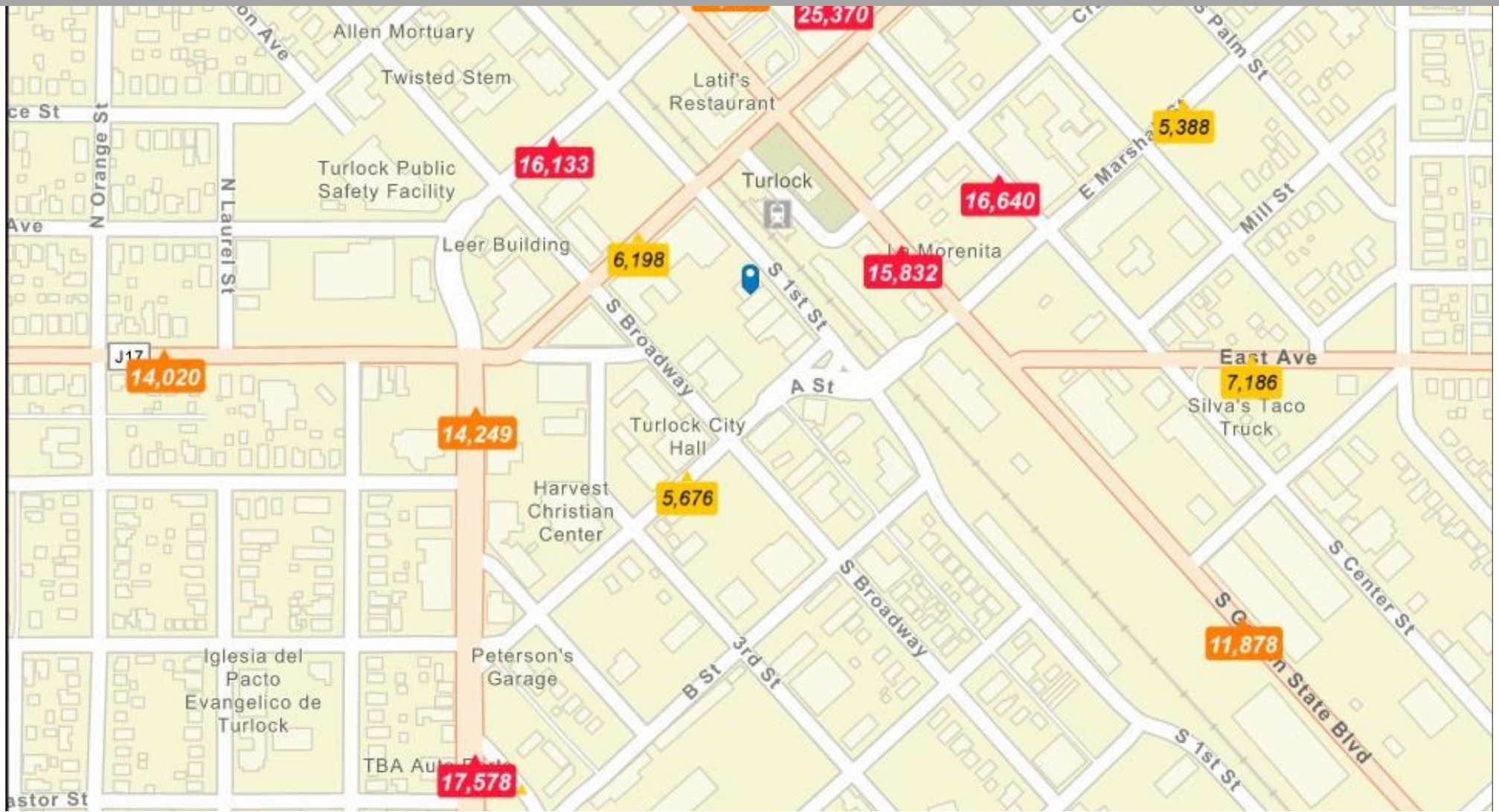


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STREET MAP



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COMMUNITY OVERVIEW

In the heart of California's Central Valley, Turlock is the second largest city in Stanislaus County with a population which has grown steadily from 13,992 in 1970 to over 70,000 today. Home of California State University Stanislaus (CSUS), Turlock provides an unusual opportunity to combine a quality learning environment with relaxed rural living.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	20,070	73,980	87,067
MEDIAN HH INCOME	\$50,142	\$75,744	\$78,726
MEDIAN AGE	33.7	36.2	36.3
HOUSEHOLDS	6,614	24,961	29,062
DAILY TRAFFIC-Main St	6,198	CARS PER DAY ON STREET	
DAILY TRAFFIC-Golden St	15,832	CARS PER DAY ON STREET	



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COMPANY SUMMARY



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About RE/MAX Executive:

We understand that buying or selling property is more than just a transaction: it's a financial investment with multifaceted perspectives. That's why our team of highly-seasoned real estate professionals is dedicated to providing exceptional, personalized service for all of our clients. We take great pride in the professional relationships we build and always work relentlessly on the client's behalf to help them achieve their real estate goals. Our team of experts represents the best and brightest in the industry, and we're always striving to lead the field in research, innovation, and consumer education. Today's buyers and sellers need a trusted resource that can guide them through the complex world of real estate. With our extensive knowledge and commitment to providing only the best and most timely information to our clients, we are your go-to source for real estate industry insight and advice.

Our Mission Statement:

Our philosophy is simple: clients come first. We pledge to be in constant communication with our clients, keeping them fully informed throughout the entire buying or selling process. We believe that if you're not left with a professional experience, we haven't done our job. We don't measure success through achievements or awards, but through the satisfaction of our clients.

RE/MAX Executive

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