

101 W. 16th St
Merced, CA

UNDER NEW
OWNERSHIP

WORLD'S LARGEST TRANSMISSION SPECIALIST

\$1.25
SQFT

AVAILABLE FOR LEASE



Tinetti Realty Group
BRE# 00475070

Jacob Morgner
209.617.2679

PROPERTY DESCRIPTION

Property Address	101 W 16 th St, Merced, CA 95340
APN	031-162-008
Square Footage	±4,000
Lot Size	±0.34 Acres
Use	Auto Repair
Zoning	C-C (Central Commercial)
Tenancy	Single Tenant
Parking	11 stalls 2.75 / 1,000 SF
Price per SF	1.25
Monthly Rent	\$5,000 triple net

101 W 16th St is located on the Northwest Corner of “H” Street and 16th Street, Merced’s major arterial road of the downtown area. The building has 6 shop bays with metal roll up doors, a small reception / business office and a fenced storage area.



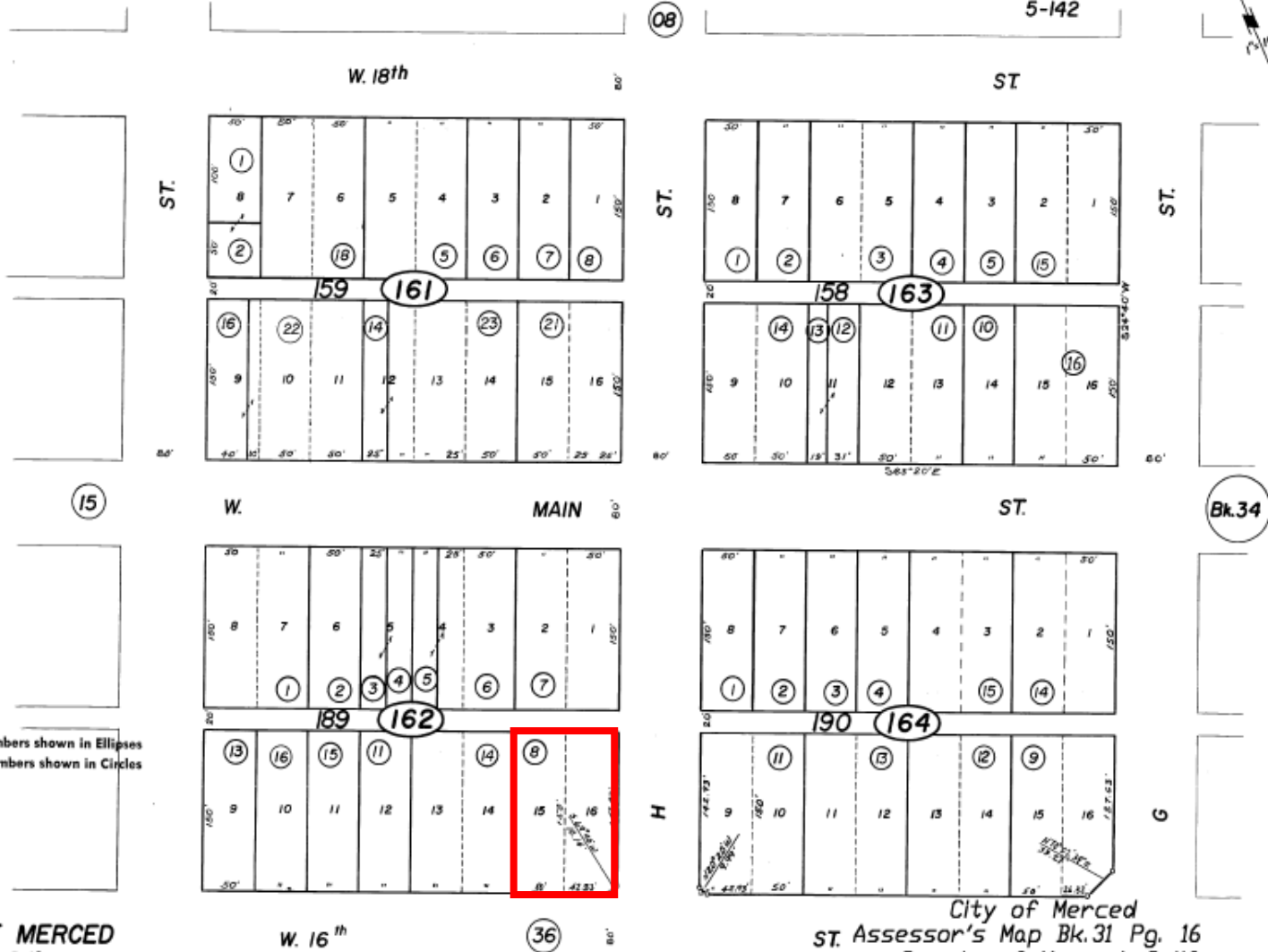
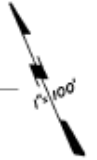
PLAT MAP

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

POR. SEC. 30, T.7S., R.14E., M.D.B.&M.

Tax Rate Area
5-11
5-51
5-136
5-142

31-16

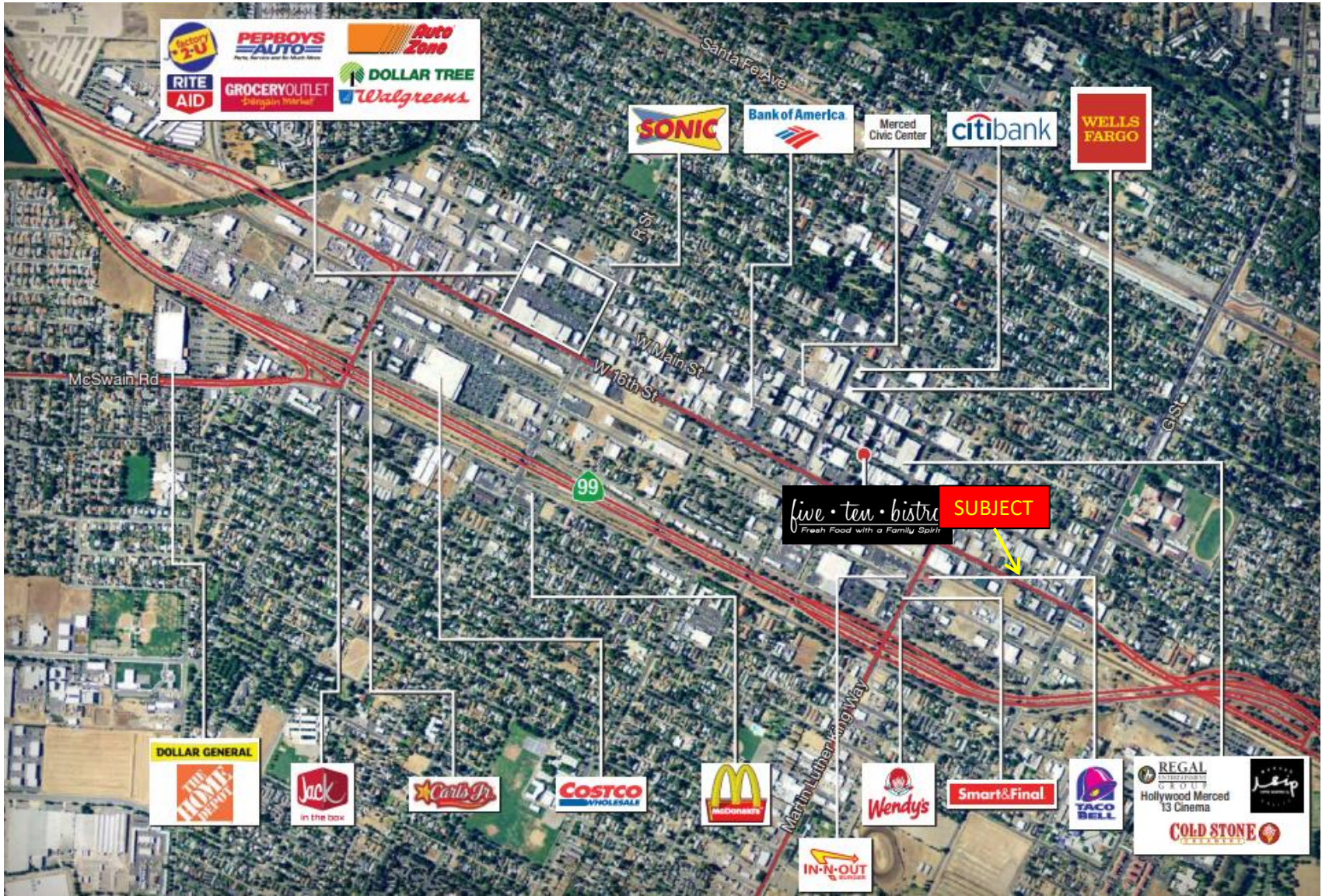


NOTE--Assessor's Block Numbers shown in Ellipses
Assessor's Parcel Numbers shown in Circles

TOWN OF MERCED
R.M. Vol.2 Pg.12

City of Merced
ST. Assessor's Map Bk.31 Pg. 16
County of Merced, Calif.
1956

AERIAL & SURROUNDING RETAIL





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