



OFFERING MEMORANDUM

# Winton Way - Hardware Store

6852 N WINTON WAY  
Winton, CA 95388

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PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





**WINTON HARDWARE**

6852

SECTION 1

Property  
Information

## PROPERTY SUMMARY



### OFFERING SUMMARY

SALE PRICE:	\$1,250,000
BUILDING SIZE:	5,850 SF
LOT SIZE:	9,750 SF
PRICE / SF:	\$128.21
APN:	146-152-011

### COMMERCIAL LISTING OVERVIEW

SALE PRICE: \$900,000

Self standing building located in Winton, CA! The building is approximately 5,850 sq ft while the lot it sits on is approximately 10,500 sq ft! The building was built in 1979 and received a new remodeled roof in 1994. There is also 2 restrooms and one office. On the outside of the building there is a fenced storage area and on site parking paking spaces! Contact me today for more infromation!

### \*\*BUSINESS LISTING OPPORTUNITY\*\*

SALE PRICE: \$350,000

Located currently on site is Winton Hardware Store which has been successfully operating for 46 years! Great opportunity and ivestment to own your own business! This would include approximately \$200k of inventory at whole sale price! Also machinery, customer lists, logos, and much more! Sales average about 50K per month! Contact me for more details!



**ADDITIONAL PHOTOS**







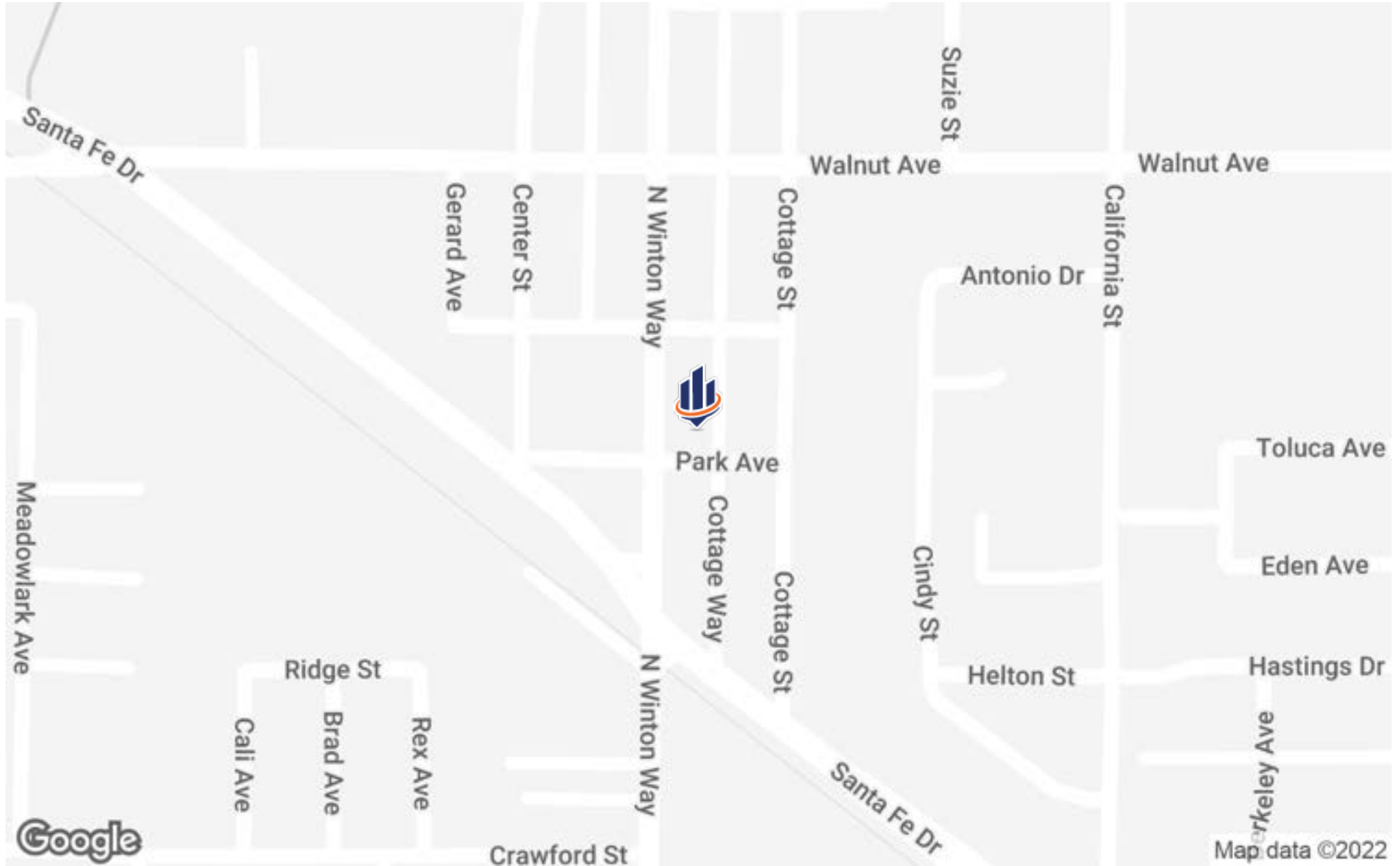
Section 2  
Location  
Information

**REGIONAL MAP**





# LOCATION MAP



**AERIAL MAP**







Section 3  
Demographics

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

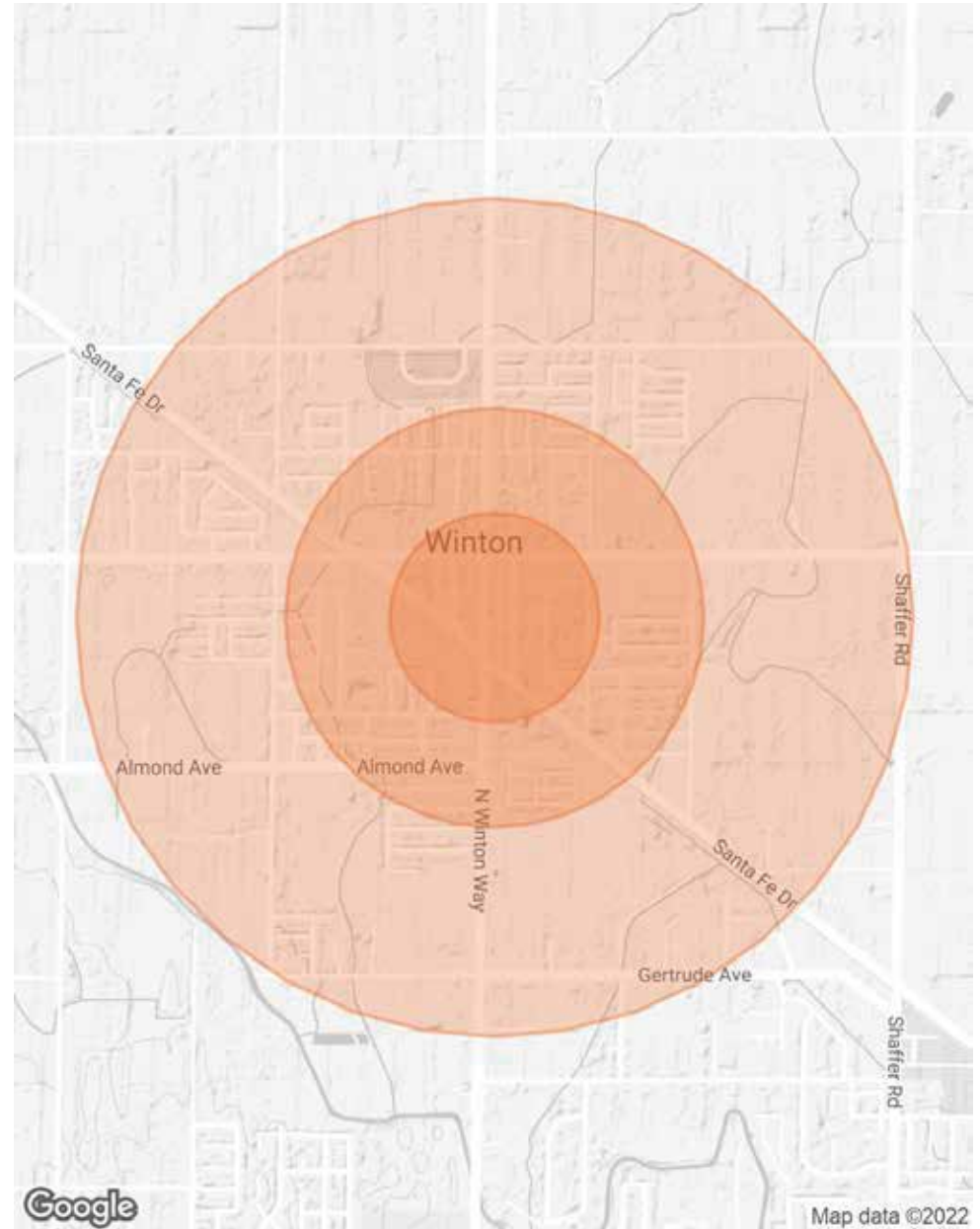
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	585	2,510	9,118
AVERAGE AGE	30.0	28.6	30.2
AVERAGE AGE (MALE)	28.4	27.0	29.0
AVERAGE AGE (FEMALE)	32.6	30.8	32.6

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	168	727	2,719
# OF PERSONS PER HH	3.5	3.5	3.4
AVERAGE HH INCOME	\$58,010	\$56,014	\$58,793
AVERAGE HOUSE VALUE	\$196,290	\$184,912	\$189,384

\* Demographic data derived from 2020 ACS - US Census







**WINTON HARDWARE**

6852

**Advisor  
Bio**



**RANDY HAYER**

Managing Director

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**PROFESSIONAL BACKGROUND**

Randy Hayer is one of the top producing REALTORS® in California's San Joaquin Valley. Since beginning his real estate career in 2000, Randy has closed over 500 properties and closed over 500 million dollar sales, including bank-owned properties, standard purchases, commercial properties, and short sales. Additionally, he specializes in luxury homes, agriculture, commercial, and business opportunities. Randy has been ranked one of the top agents in Merced County for over 17 years. Randy has extensive experience helping his clients purchase and sell commercial and ranch properties. Known for his genuine kindness and his unmatched client satisfaction rate, Randy boasts an impressive 80 percent repeat and referral rate and also maintains a 5 star client rating on Zillow.

**MEMBERSHIPS**

Commercial Real Estate Realtor  
National Association of REALTORS®

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