

COMMERCIAL BUILDING FOR SALE

337 Burney Street, Modesto, California

EXCEPTIONAL VALUE!



YOUR COMPANY
NAME HERE

Sign Example

BURNEY STREET

RANDY BREKKE DRE# 00856863
Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688
1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com



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Back Building

PROPERTY DETAILS

- Price: \$315,000 (\$248[±] per sf)
- Total Size: 1,270[±] sf (990[±] sf Main Bldg. + 280[±] Rear Bldg.)
- Parcel Size: 5,662[±] sf
- A. P. N.: 106-003-004 - Stanislaus County
- Zoned: TND (Traditional Neighborhood Downtown Zone)
- Year Built: 1920, Remodeled

PROPERTY HIGHLIGHTS

- 3 private rooms/offices; reception/open work area
- Single restroom, kitchen and break room
- Hardwood flooring throughout
- Small building in rear of property with restroom
- New 100 amp electrical service
- New A/C unit (3-ton) installed in 2022
- Good lighting and utilization of windows and interior glass
- Gated, concrete parking area w/ 6 parking stalls
- Street signage opportunity

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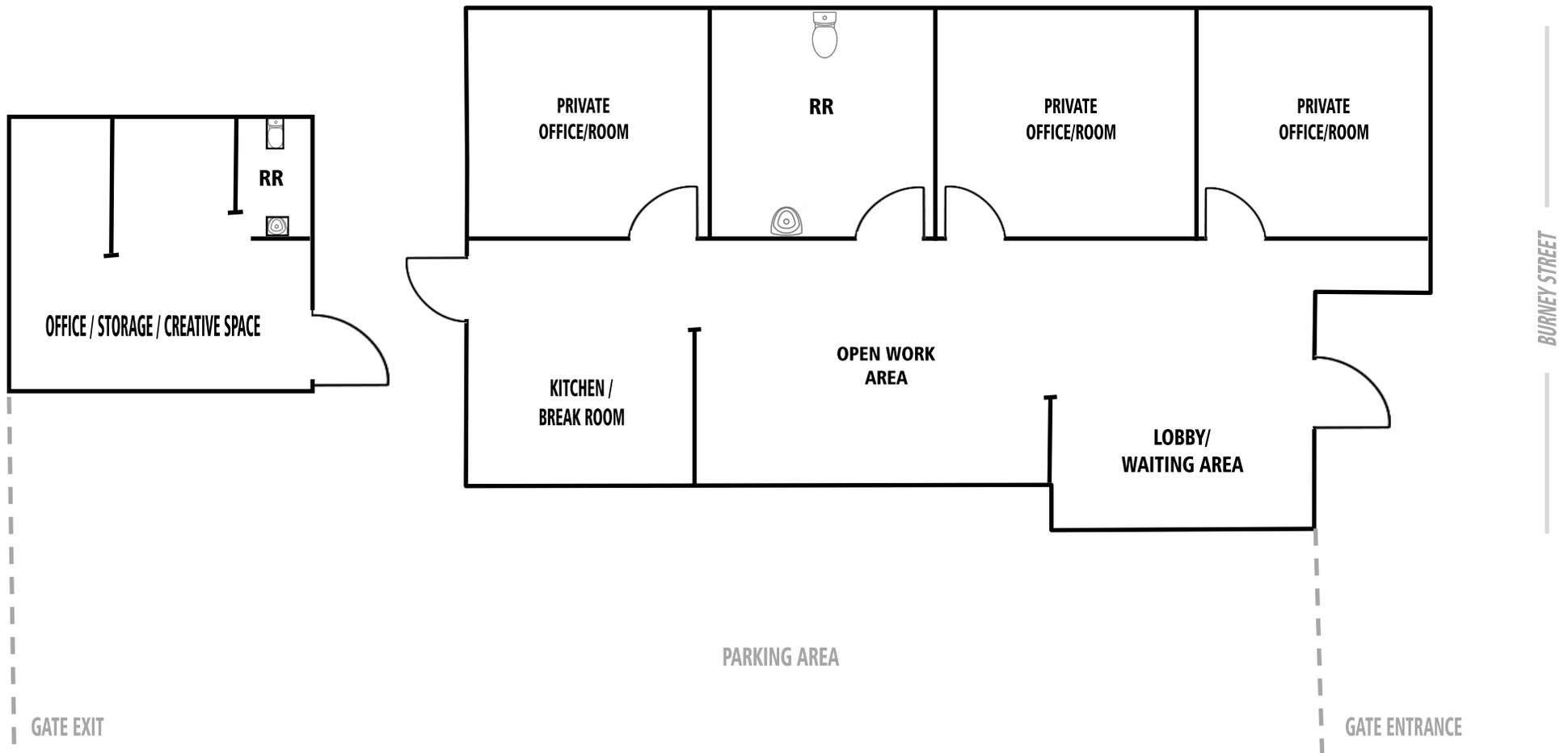
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FLOOR PLAN



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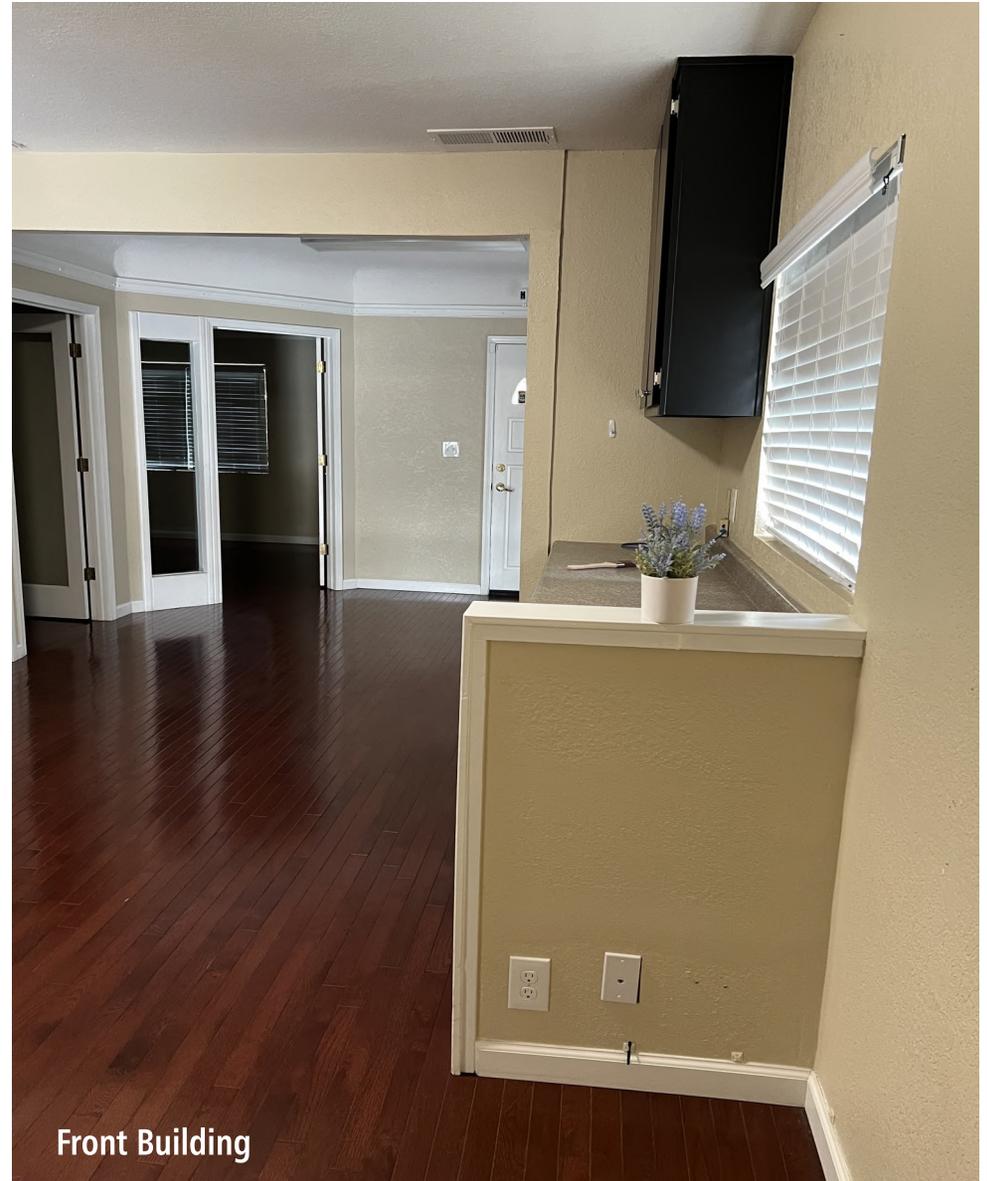
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Approx. 280 sf rear building with wood flooring and neutral finishes. Includes a built-in wet bar with sink & cabinetry, plus a private office or meeting room with glass French doors. Clean, functional layout ideal for professional or creative workspace.



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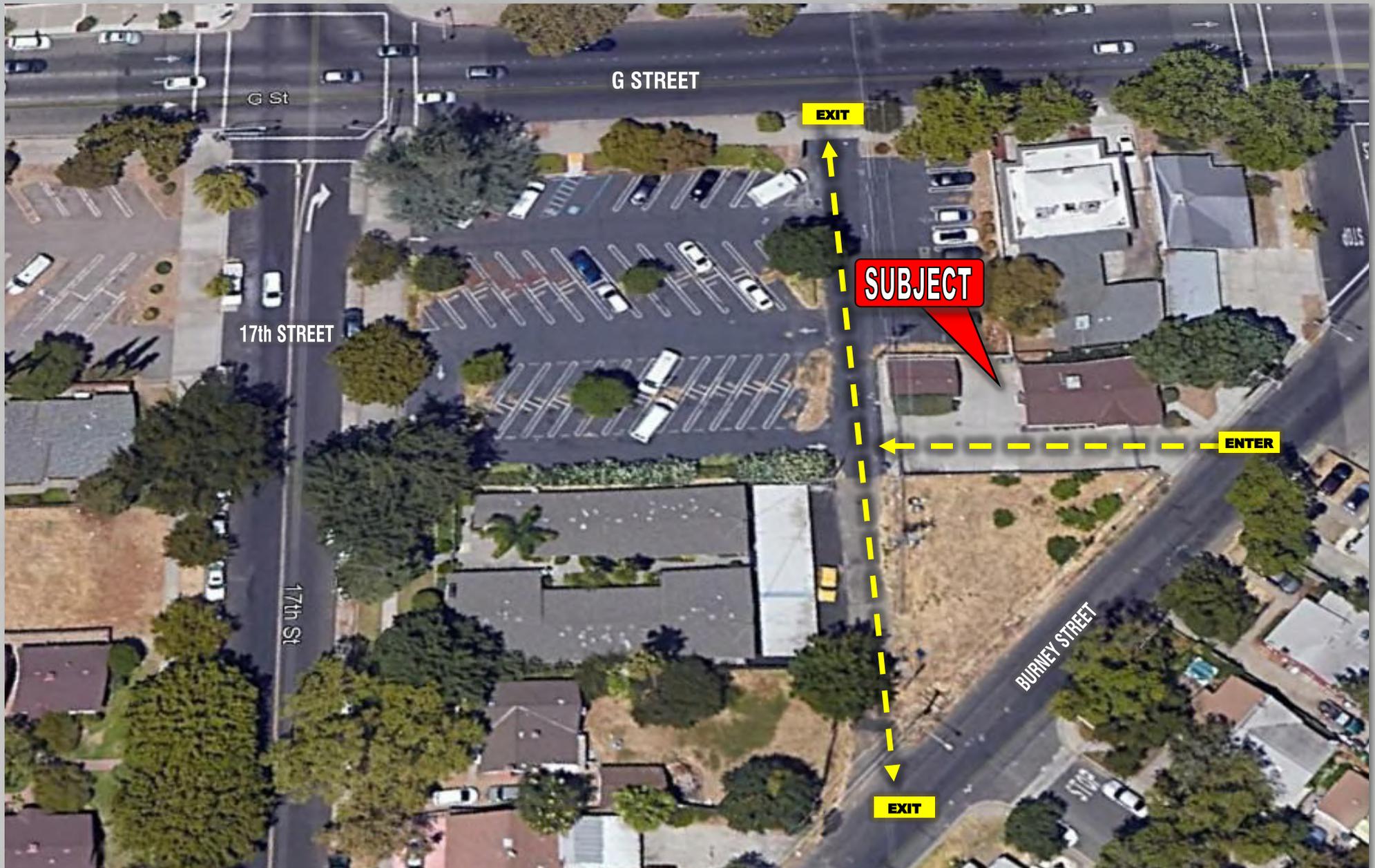
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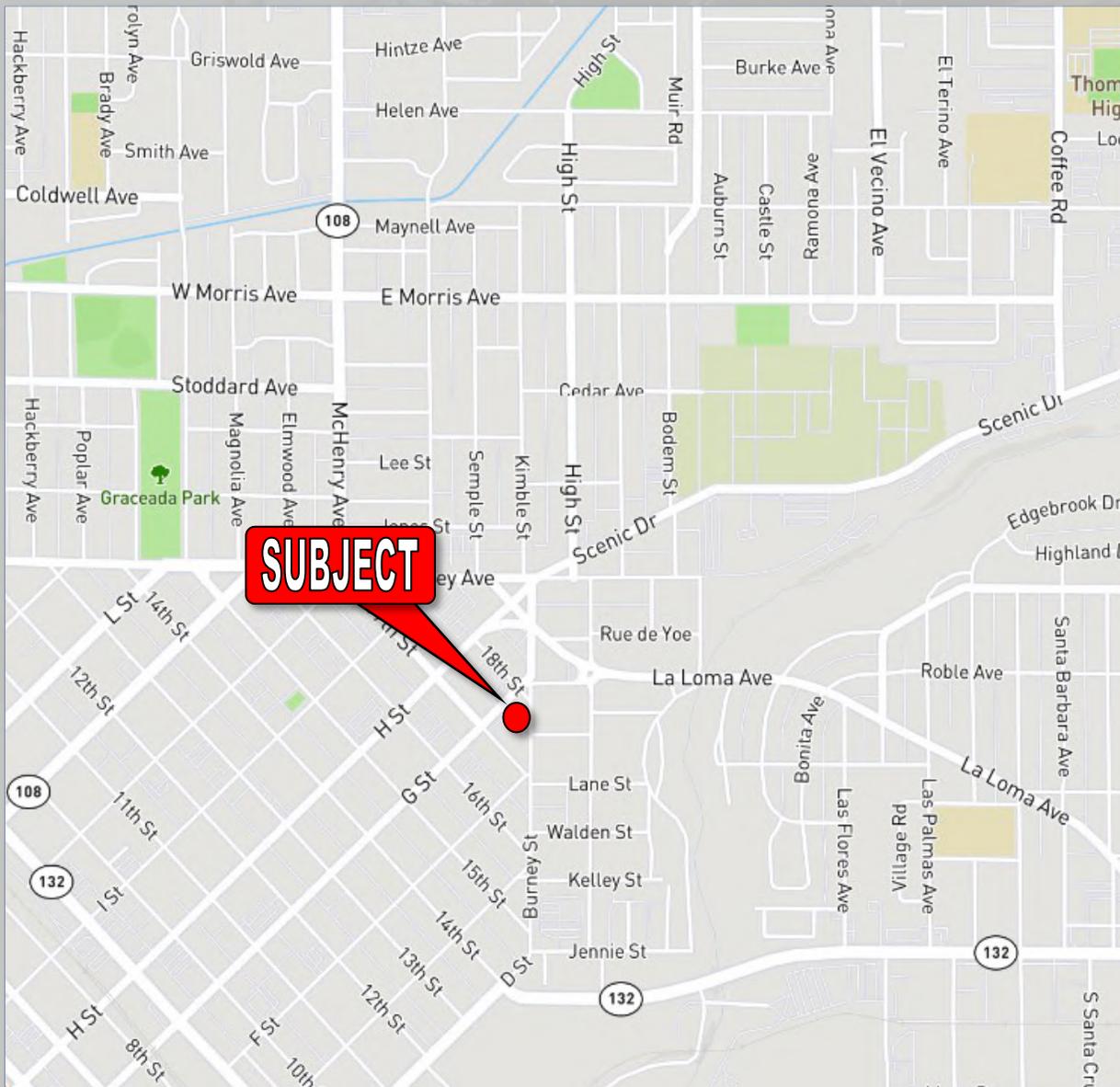
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LOCATION MAP



MAP OF CENTRAL VALLEY



POPULATION

City of Modesto - 212,175

Stanislaus County - 538,388

DISTANCES

To Stockton.....	37 Miles
To Manteca.....	33 Miles
To Turlock.....	15 Miles
To Sacramento.....	79 Miles
To San Francisco.....	91 Miles

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