



To discuss your property or any commercial real estate needs please contact:

**JORDAN AMARANT**  
DRE# 01911219  
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DRE # 02236297  
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PMZCommercial.com

1702 Main St Escalon CA

APN: 227-151-01

Building Size: 4,707 SF

Lot Size: 0.12 ac lot

### Highlights

- Located in Historic Heart of Escalon
- Excellent Visability and High Foot Traffic
- Ample Parking for Customers and Employees
- 3 Combinable Suites



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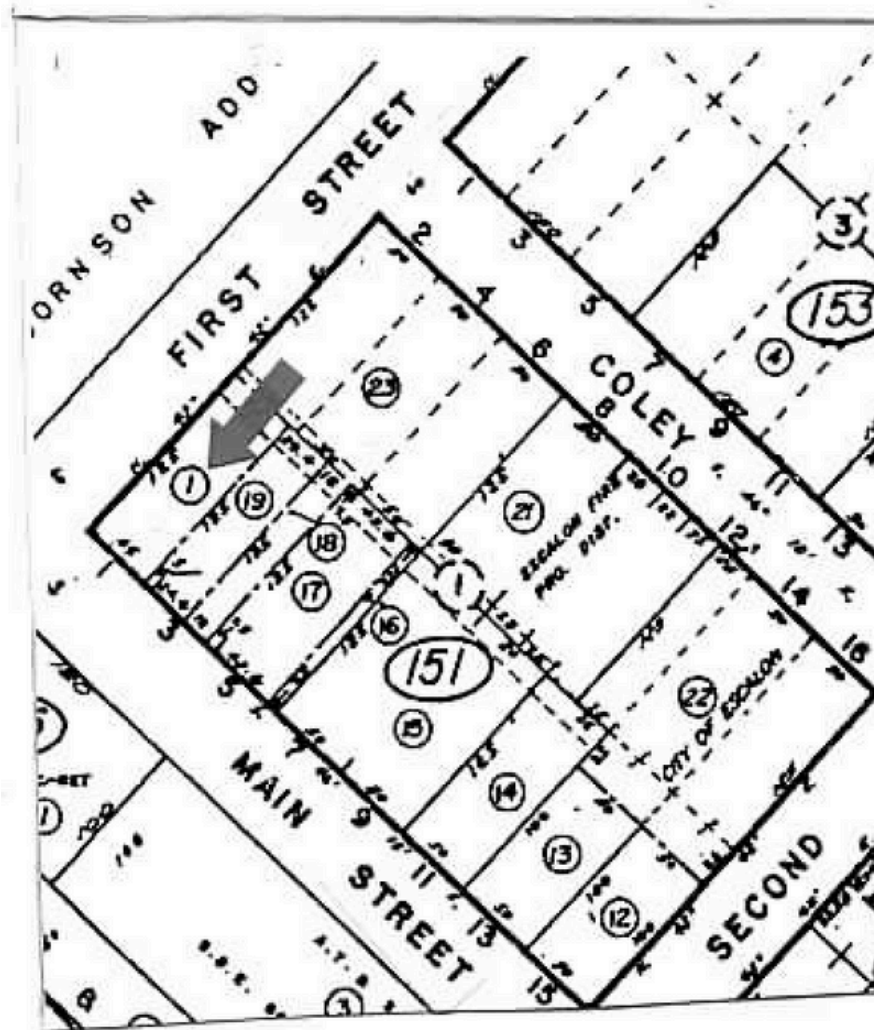


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## Property Description

Excellent opportunity to own or lease a commercial property in the historic heart of Escalon. The property offers excellent visibility and high foot traffic. Building features a total of 4,707 SF across three suites. Suites can easily be combined for larger space as needed.

The property is situated on the corner of First & Main, providing ample parking for customers and employees. The large windows offer ample natural light. This property is ideal for retail businesses, professional offices, or restaurant. Located near major thoroughfare HWY 120 and local amenities, this commercial building is a fantastic opportunity for any business looking to establish a strong presence in Escalon.



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