

# FOR SALE

1116 M STREET | MODESTO, CA



**FOR SALE**

**18,000 SF | \$1,575,000**



1116 M STREET  
MODESTO, CA



**\$1,575,000**  
PRICE



**18,000 SF**  
0.63 AC

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CoSol Commercial Real Estate License: 00713735



## CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Cosol ("Cosol") as part of Cosol's efforts to market for sale the real property located at 1116 M Street, Modesto, CA ("The Property"). Cosol is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Cosol is providing this Memorandum, and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Cosol also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Cosol, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient's use of this Memorandum, in determining whether to purchase the Property.

Cosol, the owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Cosol and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Cosol may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Cosol will provide the Recipient with copies of all referenced contracts and other documents. Cosol assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Cosol and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Cosol reserves the right to return of this Memorandum and the material in it and any other material provided by Cosol to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.



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Modesto, CA 95350  
www.CoSol.net

CoSol Commercial Real Estate is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.

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# FOR SALE

## 1116 M STREET

### PROPERTY OVERVIEW

ADDRESS:	1116 M Street Modesto, CA
APN:	105-029-001
SIZE:	18,000 SF   Lot Size 0.63 AC
PRICE:	\$1,575,000
COUNTY:	Stanislaus

#### Overview:

Prime Downtown Modesto Location Situated just two blocks from 10th Street Plaza and Modesto Center Plaza. This 18,000 sq. ft. property, built in 1960, features durable masonry construction on a 0.63-acre lot. Includes 48 parking spaces with fenced parking for added security.

- Free Standing building located at the corner of M Street and 12th Street
- The building is currently in shell condition
- The former improvements and hazardous waste has been removed
- Ready for tenant improvements

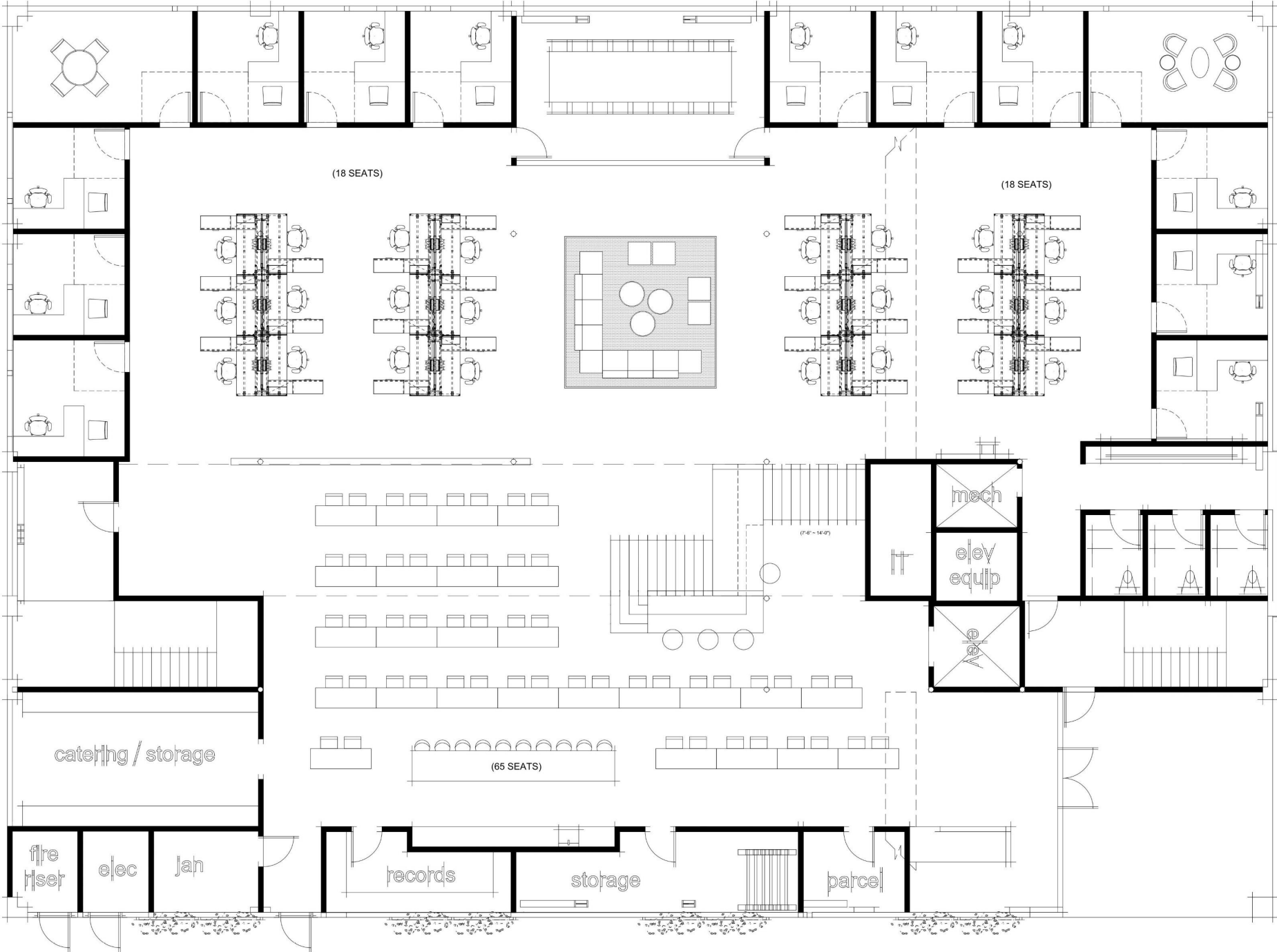
**ASKING PRICE: \$1,575,000**



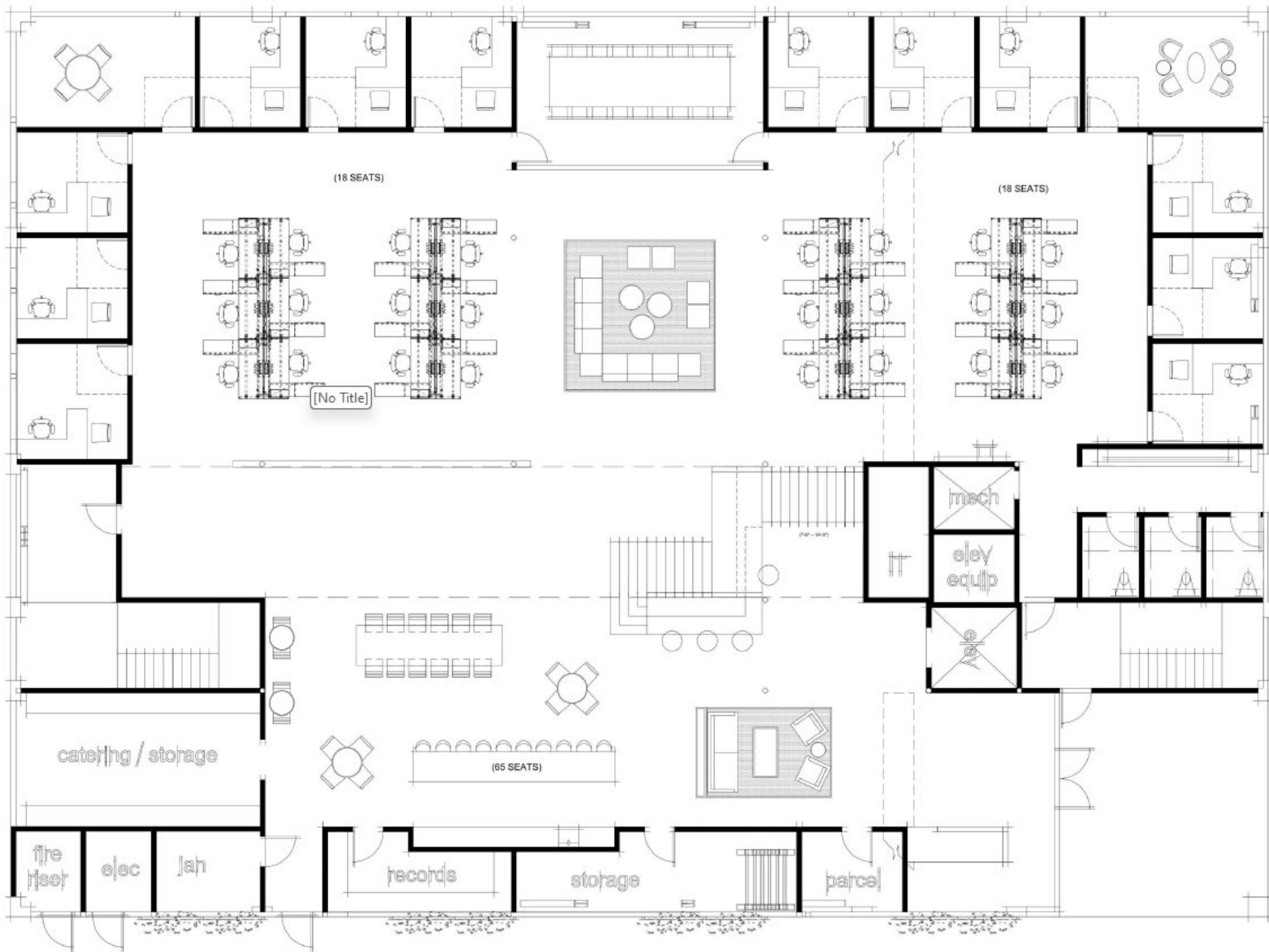


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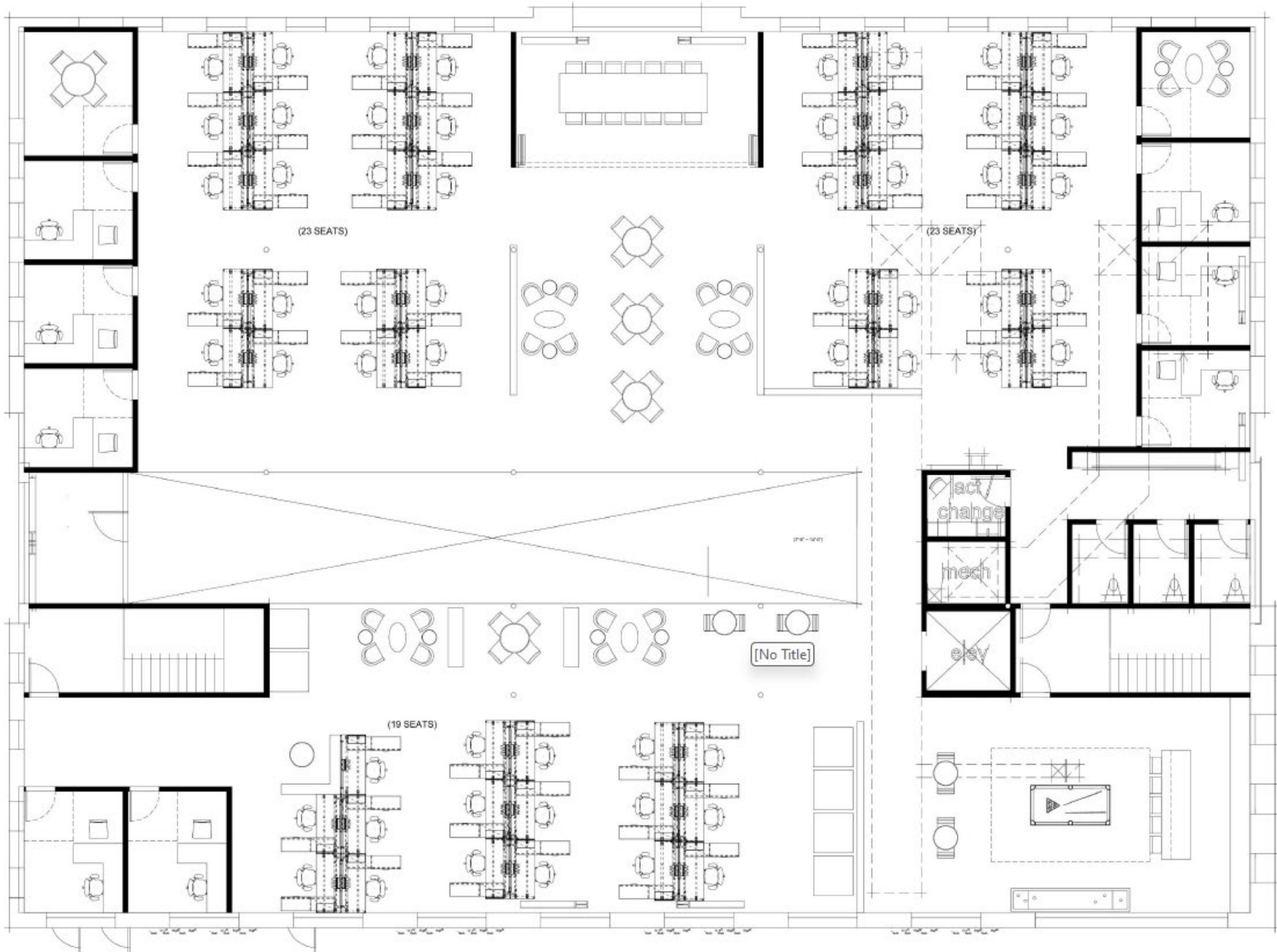
FLOOR PLAN – FIRST FLOOR (TRAINING LAYOUT)



# FLOOR PLAN – FIRST FLOOR - CONCEPTUAL



# FLOOR PLAN-SECOND FLOOR-CONCEPTUAL





## MODESTO, CA

Modesto, California, is a dynamic and culturally rich city located in the heart of the Central Valley. Known for its agricultural heritage and vibrant arts scene, Modesto is home to the renowned Gallo Center for the Arts, a premier venue that hosts a wide range of performances, from Broadway shows to concerts and community events. The city also embraces its unique history with Graffiti Nights, an annual celebration of classic cars inspired by the film *American Graffiti*, directed by Modesto native George Lucas. This iconic event brings locals and visitors together to honor the city's role in shaping car culture and 1950s nostalgia. With its strategic location along Highway 99 and I-5, Modesto serves as a vital hub for commerce and travel, while offering a variety of opportunities for residential and commercial investment. The city's growing population, rich history, and commitment to arts and community make it an attractive destination for both investors and residents seeking a thriving, culturally vibrant community in California's Central Valley.



**1116 MST**

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