

For Sale \$275,000

5637 B8 Pershing Ave Stockton CA

Excellent North Stockton Office Condo For Sale



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

PMZCommercial.com

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jamarant@pmz.com

5637 Pershing Ave Ste B-8

APN: 108-090-050

Building Size: 1,050 SF

Price: \$275,000

****ALSO AVAILABLE****

Suites B5, B6, & B7

APN: 108-090-060,-070

Building Size: 2,525 SF

Suite 5: 1,050 SF

Suite 6: 675 SF

Suite 7: 800 SF

Price: \$625,000

Property Description

Excellent Office condo available in North Stockton, less than 2 miles from I-5 and good proximity to Hwy 99. Close to Delta college and many national retailers such as Best Buy, Target, and In-and-Out. Property is professionally managed by an HOA which takes care of many maintenance items providing for an ease of ownership.

The property features a secured and gated courtyard, common area restrooms, large exterior windows providing natural light, nightly security patrols, and ample parking. Ideal for professional office or service-based businesses.

Property can be sold individually, or in combination with Suite B5, B6, and B7 for a total of 3,575 sf with the opportunity for rental income on any unused space.



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A - P.M. Bk. 2 Pg. 169

NOTE - Assessor's Parcel Numbers Shown in Circles

CITY OF ST. LOUIS
Assessor's Office

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