

4,750 SF of Retail Building Available

226 N 1st Street, Turlock, CA 95380



This property has a long term stable lessee. 4 years left on lease plus 2 - 5 year options remain.

INVESTMENT HIGHLIGHTS

Long term lease

Great Visibility

Downtown Core Zone

WAREHOUSE FACILITY FACTS

Sale Type:	Investment	Price:	\$899,000	Building FAR:	0.84
Property Type:	Retail	Price Per SF:	\$200	Land Acres:	0.13 AC
Property Subtype:	Freestanding	Cap Rate:	6.50%	Zoning:	Downtown Core
Building Size:	4,750 SF	NOI:	\$61,750	Frontage:	52 FT on 1st St
Building Class:	B	Tenancy:	Single		
Year Built:	1980	Building Height:	1 Story		



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