

FOR SALE

13387 E STOCKTON BLVD

GALT, CA

±75,794 SQ FT (1.74 ACRES)

SALE PRICE: \$650,000.00
PRICE REDUCED \$600,000.00



FOR MORE INFORMATION
CONTACT:

PARTNERS
COMMERCIAL

Suzanne Grande
209.644.7220
Lic. 01080467
Suzanne@partnersreinc.com

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PROPERTY HIGHLIGHTS:

- ± 75,794 SQ FT (1.74 ACRES)
- ZONED: Highway Commercial (HC)
- Vacant Lot
- Road Frontage: Direct exposure to Highway 99
- Utilities: Buyer should verify the availability of utilities with local authorities (redfin.com)
- Estimated Property Taxes (2024) \$4,218.00

LOCATION ADVANTAGES:

- **Proximity to Highway 99:** High visibility and easy access for commuters and travelers
- **Nearby Amenities:** Close to retail centers, restaurants and service businesses
- **Community Growth:** Galt is experiencing residential and commercial development, enhancing the property's value



All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the information and recommend that all information be verified prior to a transaction.

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Development Potential:

- Retail Stores
- Office Buildings
- Service Stations
- Restaurants
- Hotels or motels

Prospective buyers should consult with the City of Galt's Planning Department to confirm permissible uses and any development requirements.



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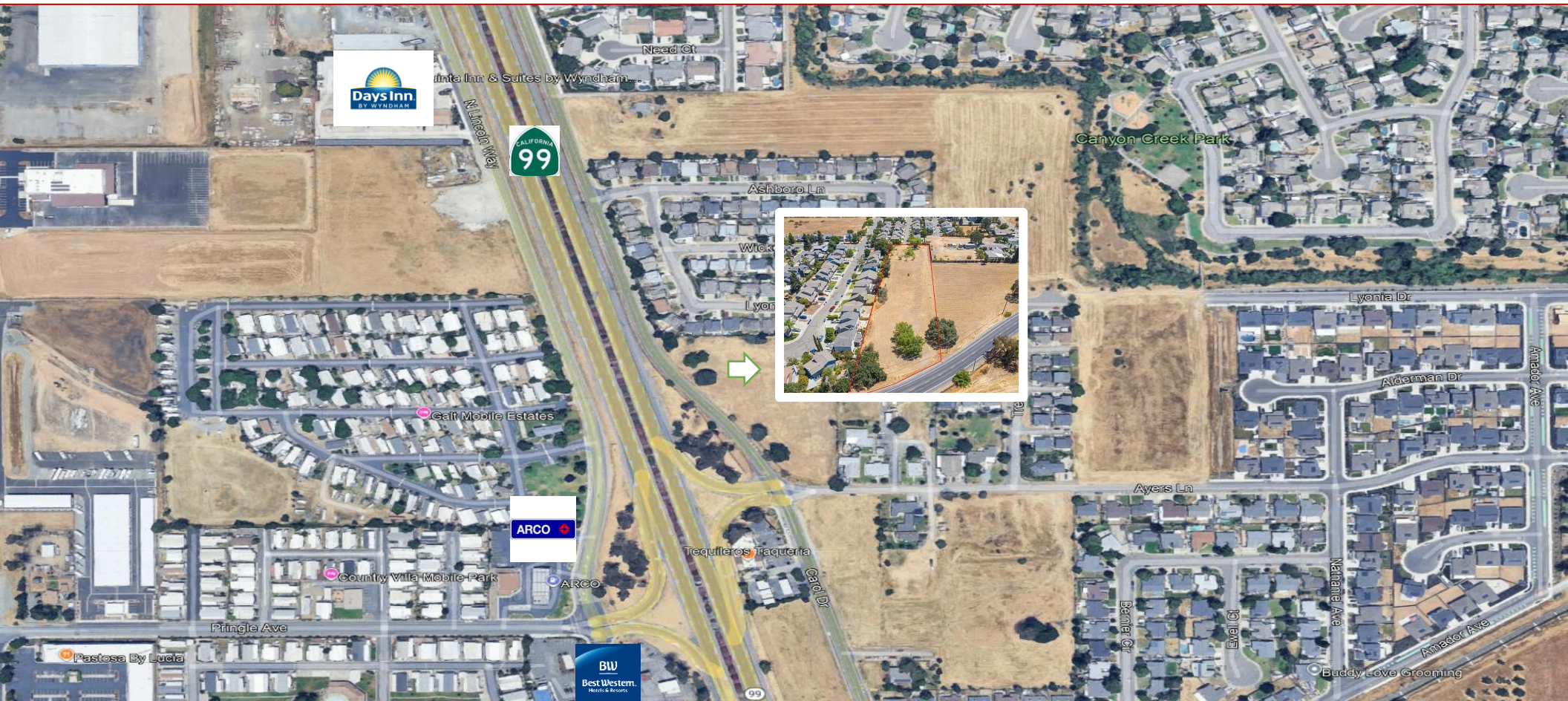
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