

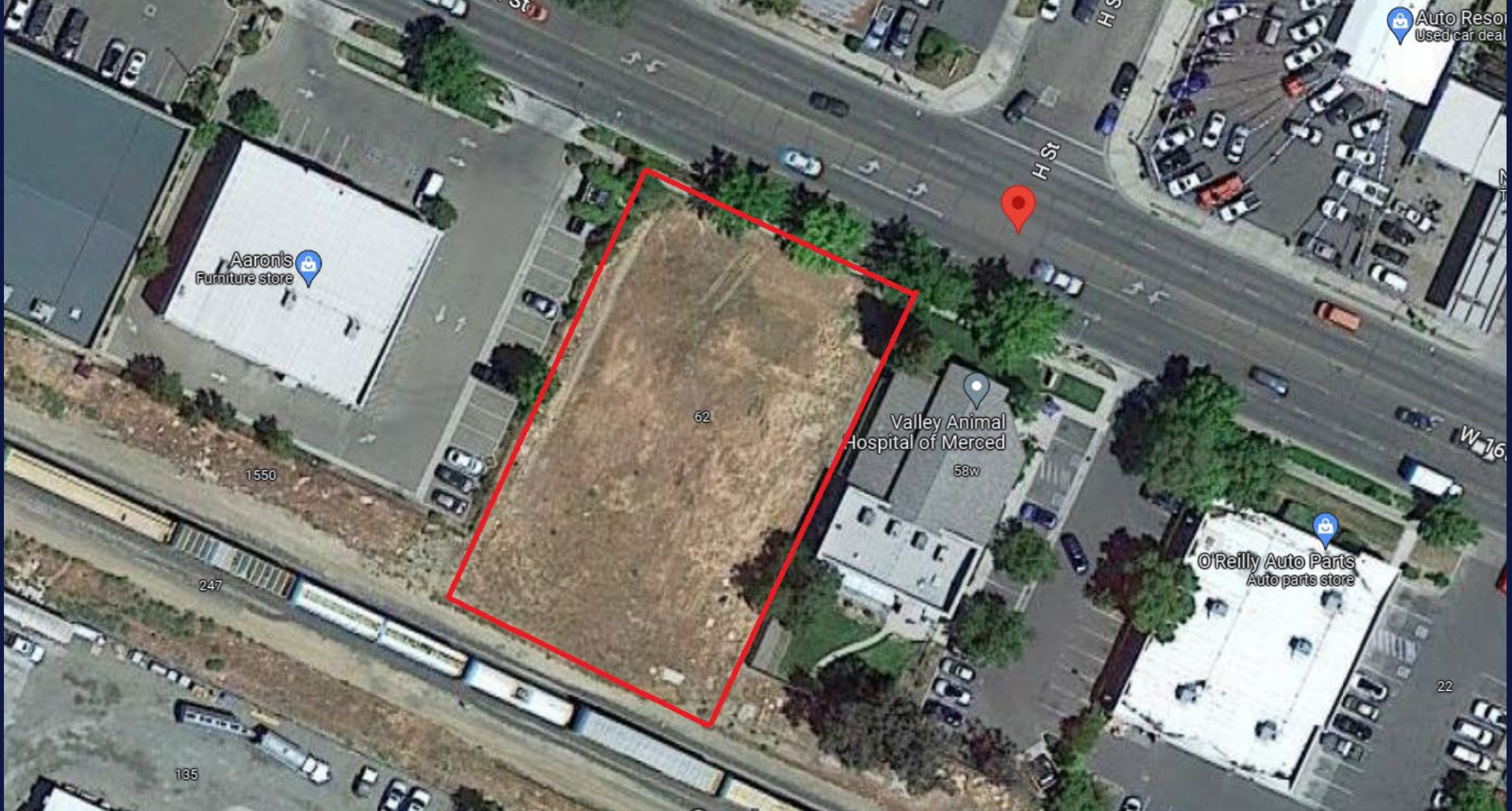
62 West 16th Street

Merced, CA 95340



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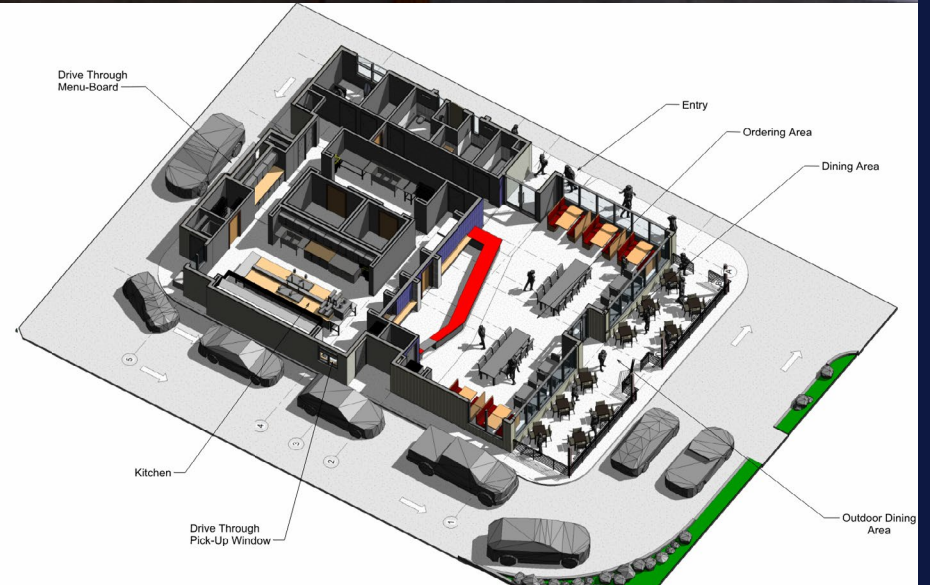
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21,760 LOT | \$395,000 | 0.500 LOT ACREAGE

Discover a golden opportunity with this vacant lot in Merced, located on a busy street, perfect for high visibility and accessibility. This property comes with an approved City of Merced Site Plan Review for a 3,527 square foot building, featuring a full commercial kitchen and drive-through. Additionally, it boasts a 447 square foot dining patio with a charming trellis, enhancing its appeal. Ideal for a restaurant or fast food outlet and site is approved for a double lane drive-through. This lot promises a blend of convenience and style in a bustling area, offering a lucrative venture for savvy investors or developers.





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