

FOR SALE

529 McHenry Avenue | Modesto | CA | 95350



The information contained herein is deemed reliable, but is not guaranteed. For commercial real estate opportunities and inquiries, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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Property Overview

Address: 529 McHenry Avenue, Modesto, CA 95350
Sales Price: \$990,000.00
Building Size: ± 3,590 SF (Commercial)
Lot Size: ± 20,908 SF / ± 0.48 AC

County: Stanislaus County
Zoning: Commercial
Parcel Numbers: 110-002-013
Procuring Broker Fee: 2.5%

Highlights:

Located along one of Modesto's most established commercial corridors, 529 McHenry Avenue offers a highly visible and accessible opportunity in the heart of Modesto. McHenry Avenue is a primary north-south arterial known for its strong traffic counts, national retailers, and consistent consumer activity, making it an ideal setting for a wide range of retail, office, or service-oriented uses. The property benefits from excellent street frontage, convenient ingress and egress, and proximity to dense residential neighborhoods that support steady local demand. Surrounded by a mix of regional and neighborhood-serving businesses, 529 McHenry Avenue is well-positioned to capitalize on both drive-by exposure and destination traffic, offering tenants and investors a strategic location within one of the Central Valley's most active commercial submarkets.



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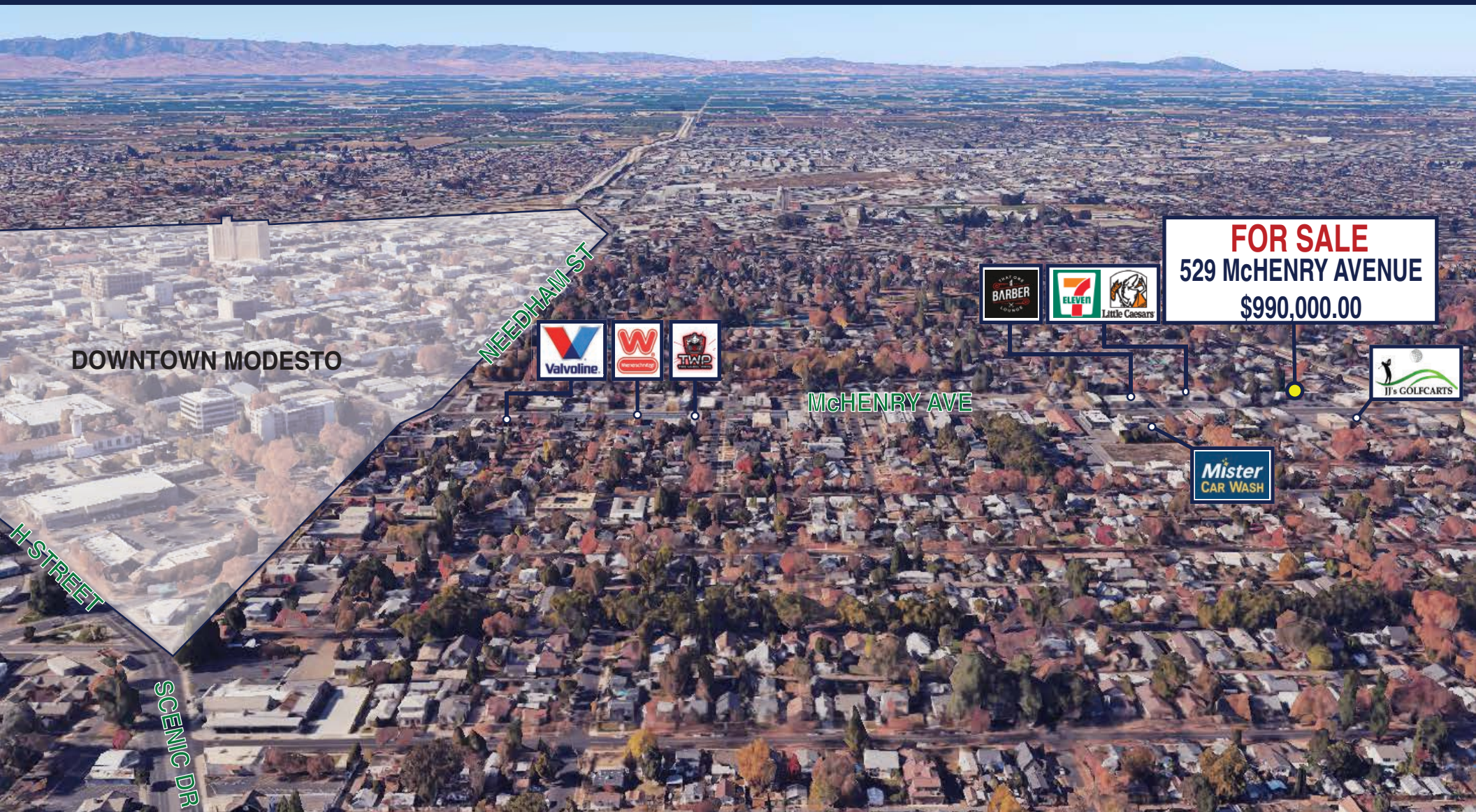
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Location Map



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Parcel Map

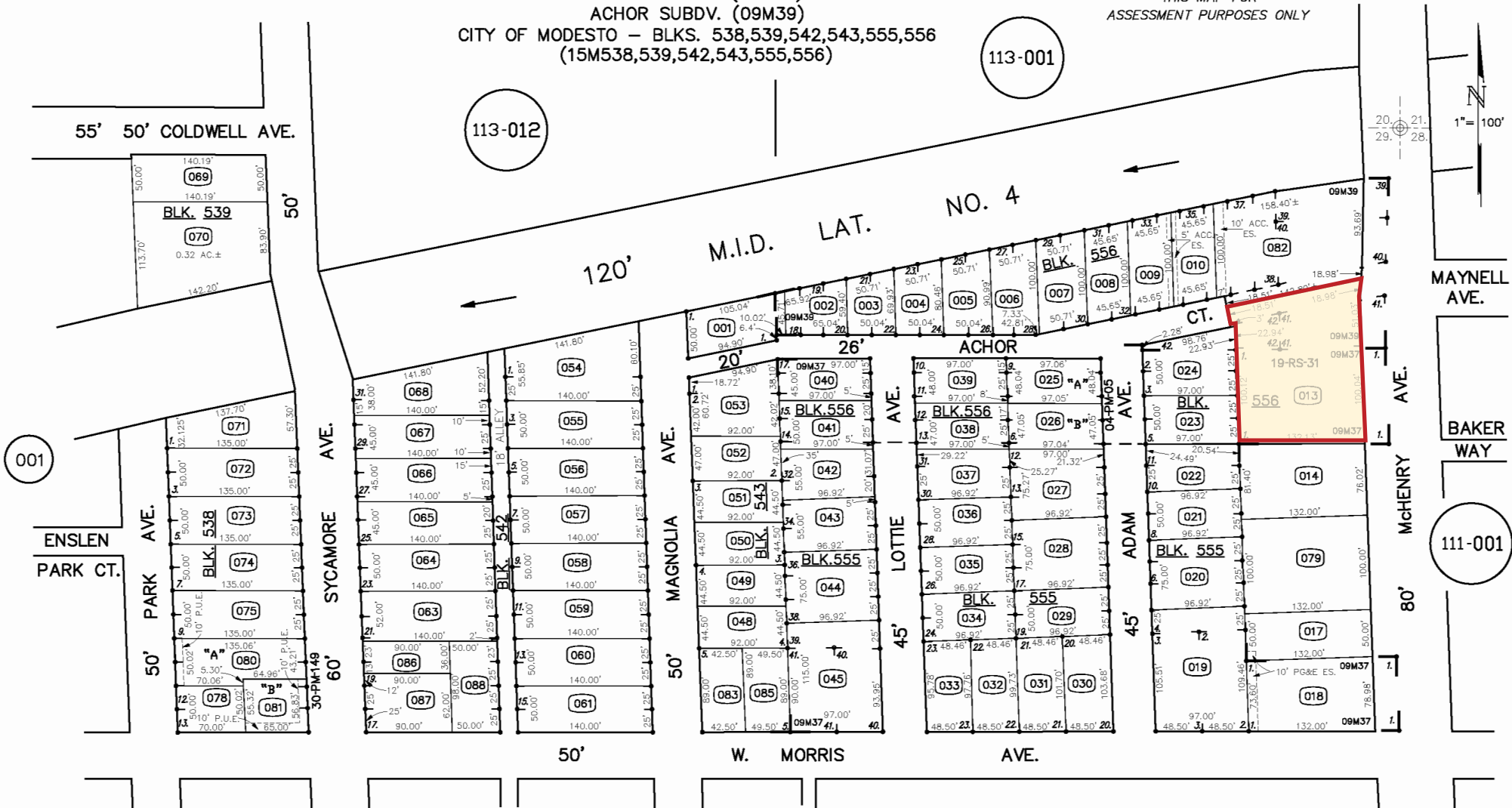
POR. NE. 1/4 SECTION 29 T.3S. R.9E. M.D.B.& M.

002 001 110 - 002

MORRIS TRACT (09M37)
ANCHOR SUBDV. (09M39)

CITY OF MODESTO - BLKS. 538,539,542,543,555,556
(15M538,539,542,543,555,556)

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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