

**DOWNTOWN
MODESTO**

FOR SALE

1326 9TH STREET • MODESTO • CA • 95354-0715



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
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DANNY PRICE
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DESIREE HOLLAND
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(209) 672-6792
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PROPERTY SUMMARY

ADDRESS:	1326 9th Street • Modesto	COUNTY:	Stanislaus County
SALES PRICE:	\$529,900.00	PROPERTY TYPE:	Commercial
BUILDING SIZE:	± 6,800 SF	PARCEL NUMBER:	105-045-009
LOT SIZE (SF/AC):	± 6,969 SF / ± 0.16 AC	PROCURING BROKER FEE:	2.5%

PROPERTY OVERVIEW: A rare opportunity to acquire a ±6,800 SF freestanding commercial building in Downtown Modesto, formerly known as Salty's Record Attic.

THIS UNIQUE PROPERTY OFFERS:

- **CONDITION:** Raw shell, ideal for customization by buyers or contractors.
- **UPGRADED ELECTRICAL:** New 300 AMP/3-Phase 208 Power with a dedicated transformer.
- **FEATURES:** New insulated roll-up doors with WiFi-controlled opener.
- **IDEAL USES:** Suitable for light industrial, commercial, or retail purposes.
- **PARKING:** Includes a fenced yard with four designated parking spaces.
- **ZONING:** UGD zoning permits Neighborhood Commercial (C-1) uses.

CLICK HERE to view the Land Use Table for further details.



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LOCATION MAP



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AERIAL VIEW



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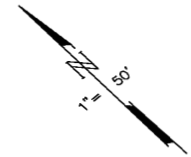
POR. SW 1/4 SEC. 29 T.3S. R.9E. M.D.B.& M.
CITY OF MODESTO - BLK. 60 (13M60)

002 173 105 - 045

034

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

80' 10TH STREET

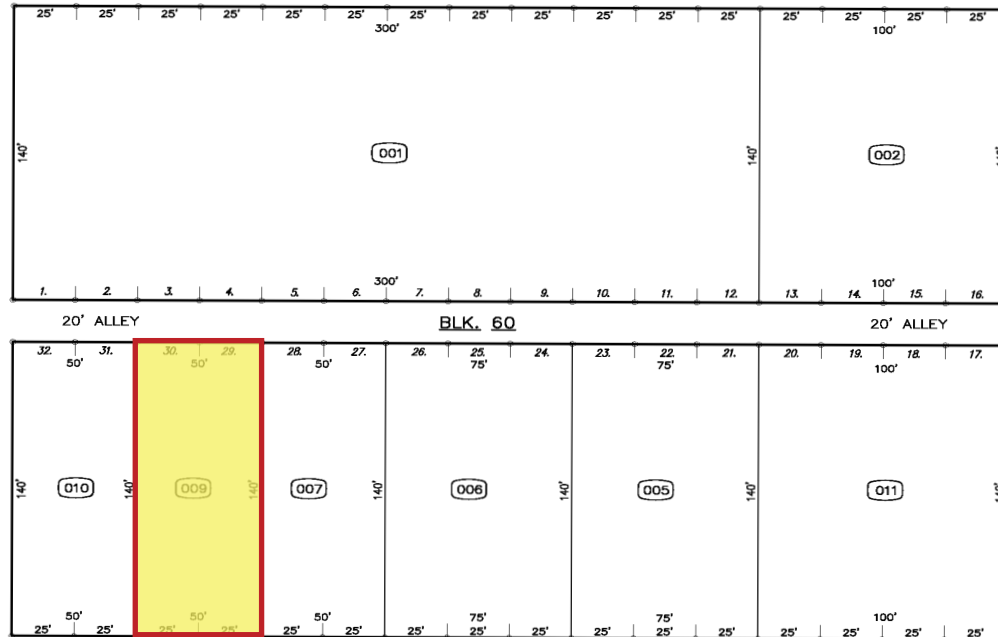


80' N STREET

80' M STREET

046

044



UNION PACIFIC CORP. R.R. (NO LONGER ON GROUND)

88' 9TH STREET



FROM 103-11
DRAWN 3-19-69
REVISED 11-9-82, 5-23-07 (V)DH, 11-05-12 MB.

104-001

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105 - 045

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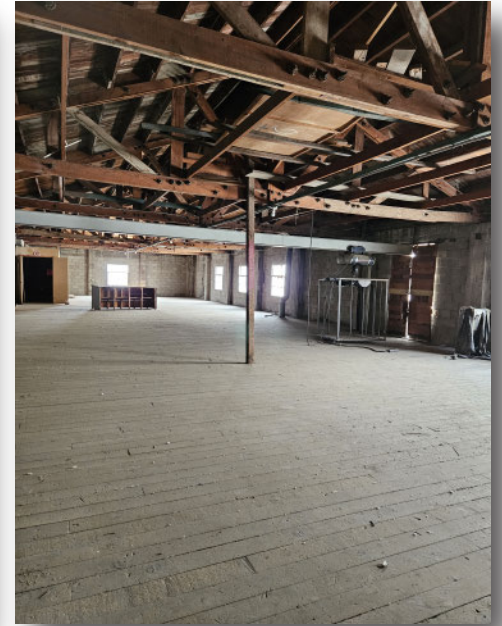
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PHOTO GALLERY



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