

For Sale: \$1,400,000

1080 Delbon Ave, Turlock CA 95382



Turnkey Medical Offices in Turlock's Healthcare Corridor

Two Units: 1060 Delbon ±1970 SF | 1080 Delbon ±1430 SF | 0.43 AC LOT

To discuss your property or any commercial real estate needs please contact:

PMZCommercial.com

Jordan Amarant

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209.345.8209 | Jordanamarant@gmail.com

Tony Quinteros

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Property Overview



PMZ Commercial Real Estate is pleased to bring to market 1060-1080 Delbon Ave, Turlock, CA 95382, a 3,400± sf medical office building located directly across from Emmanuel Medical Center on a 0.43± acre lot with ample on-site parking. Property is configured as two medical office suites. 1080 Delbon (1,430± sf) features 3 exam rooms, 2 private offices, a small lab area, break room, ADA restroom, and admin area with service window opening to a large reception entry. 1060 Delbon (1,970± sf) features a reception area, nurse's desk, 4 exam rooms, private doctor's office, break room, and 2 restrooms. Premier location across from Emmanuel Medical Center provides exceptional visibility and proximity to medical professionals and patients.

Zoned PD-54 (Planned Development), allowing for a variety of uses. Well suited for medical, dental, urgent care, specialty practice, or other professional office uses. Please check with the City of Turlock planning department for further details on permitted uses. Call listing agent for more details and to arrange a showing.

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Property Facts

BUILDING SIZE
± 3,400 SF

YEAR BUILT
1974

LOT SIZE
0.42 AC

APN
072-038-008

Property Features

2 SEPARATE MEDICAL OFFICES

PRIVATE OFFICES

LARGE RECEPTIONS

REMODELED

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Aerial Photos



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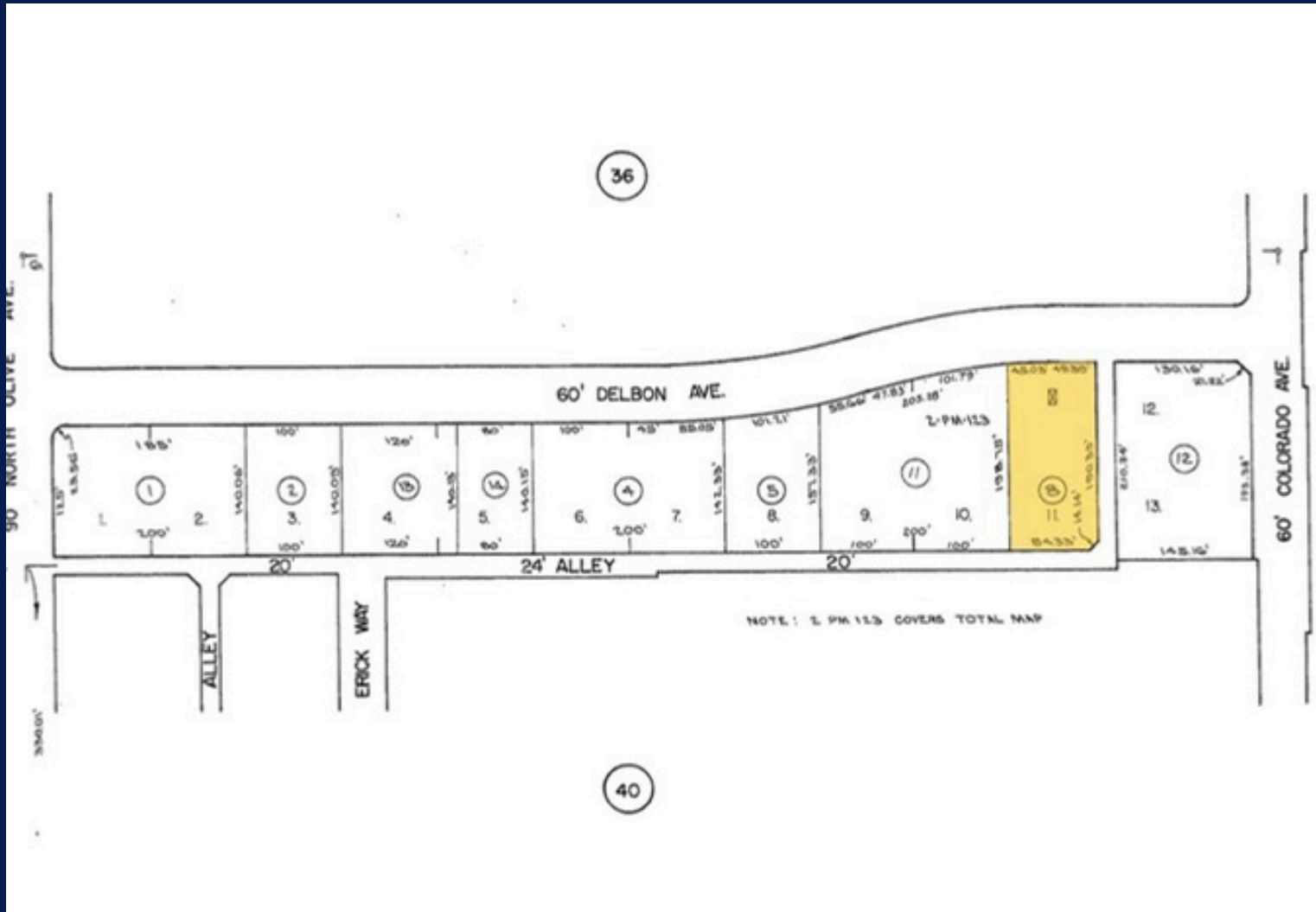
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Parcel Map



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