

# Excellent North Stockton Office Condo For Sale



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

[PMZCommercial.com](http://PMZCommercial.com)

**JORDAN AMARANT**

DRE# 01911219

209.345.8209 | [jamarant@pmz.com](mailto:jamarant@pmz.com)

**Suites B5, B6, & B7**

**APN: 108-090-060,-070**

**Building Size: 2,525 SF**

**Suite 5: 1,050 SF**

**Suite 6: 675 SF**

**Suite 7: 800 SF**

**Price: \$625,000**

**\*\*ALSO AVAILABLE\*\***

**5637 Pershing Ave Ste B-8**

**APN: 108-090-050**

**Building Size: 1,050 SF**

**Price: \$275,000**

**Property Description**

**Excellent Office condo available in North Stockton, less than 2 miles from I-5 and good proximity to Hwy 99. Close to Delta college and many national retailers such as Best Buy, Target, and In-and-Out. Property is professionally managed by an HOA which takes care of many maintenance items providing for an ease of ownership.**

**The property features a secured and gated courtyard, common area restrooms, large exterior windows providing natural light, nightly security patrols, and ample parking. Ideal for professional office or service-based businesses.**

**Property can be sold individually, or in combination with Suite B8 for a total of 3,575 sf with the opportunity for rental income on any unused space.**





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NOTE - Assessor's Parcel Numbers Shown in Circles

CITY OF ST. LOUIS  
Assessor's Office

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