

**VACANT
PARCEL**

FOR SALE

CLARIBEL ROAD • MODESTO • CA • 95356



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

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ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
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VACANT PARCEL

PROPERTY SUMMERY

ADDRESS: Claribel Road • Modesto • CA • 95356

COUNTY: Stanislaus

SALES PRICE: \$560,000.00

PROPERTY TYPE: Vacant Land

LOT SIZE: ± 3.21 AC

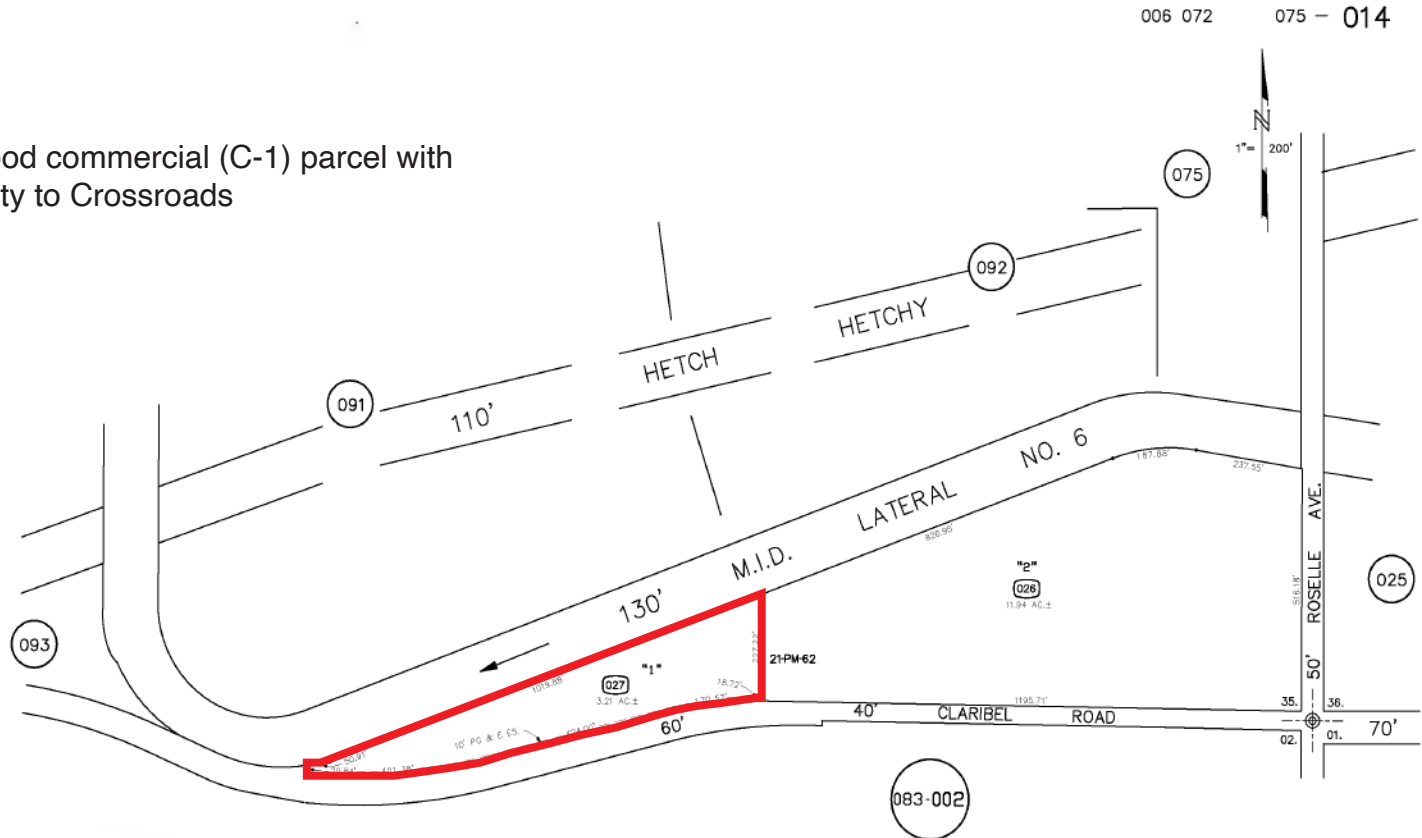
ZONING: Neighborhood Commercial (C-1)

PARCEL NUMBER: 075-014-027-000

PROCURING BROKER FEE: 2.5%

PROPERTY DESCRIPTION:

Well located ± 3.21 AC, neighborhood commercial (C-1) parcel with frontage on Claribel. Close proximity to Crossroads Shopping Center.



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LOCATION MAP



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AERIAL VIEW



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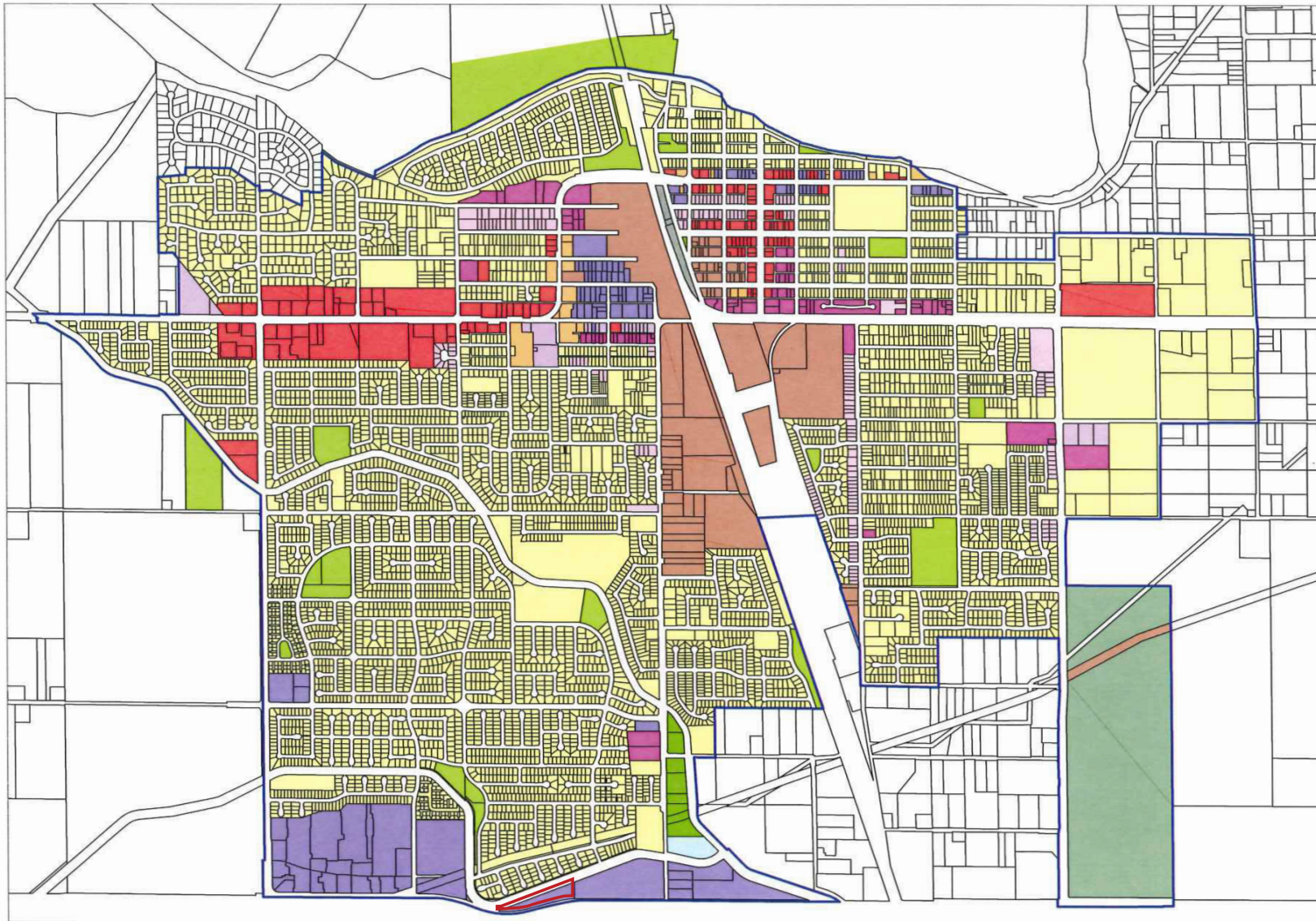
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













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ZONING MAP



City of Riverbank
ZONING

-  Neighborhood Commercial (C-1)
-  General Commercial (C-2)
-  Commercial - Industrial (CM)
-  Light Industrial (M-1)
-  Mixed Use (CX-1)
-  Park
-  Single Family Residential (R-1)
-  Duplex Residential (R-2)
-  Multiple Family Residential (R-3)
-  Rural to Low Residential (RLR - SP1)
-  Public/Quasi Public (PQP)
-  Riverbank Industrial Complex Park
-  Unassigned
-  City Limits

August 2015

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