

**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 1967 REAL ESTATE

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VACANT PARCEL

PROPERTY SUMMERY

ADDRESS: Claribel Road • Modesto • CA • 95356

SALES PRICE: \$495,000.00

LOT SIZE: ± 3.21 AC

PARCEL NUMBER: 075-014-027-000

COUNTY: Stanislaus

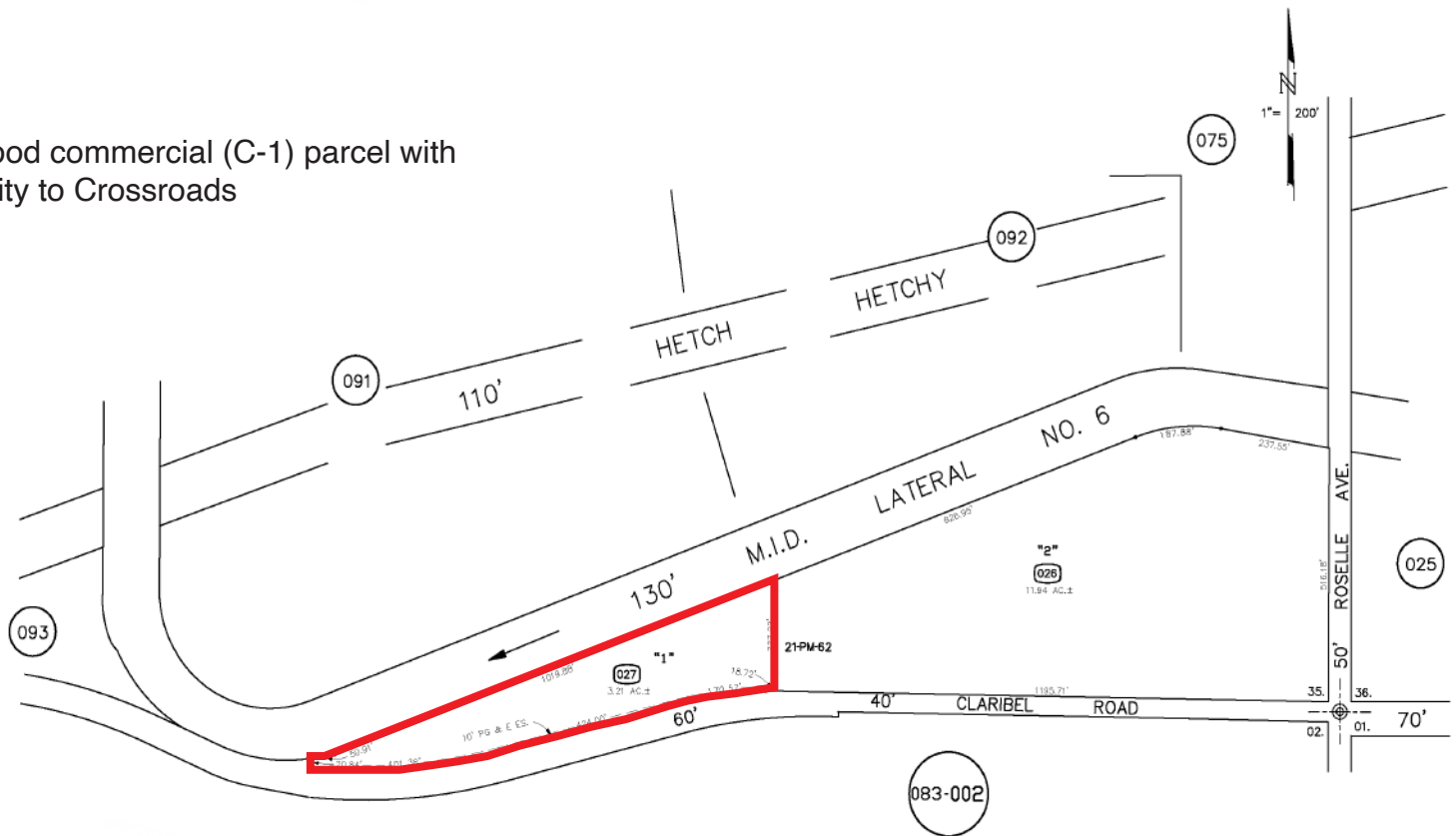
PROPERTY TYPE: Vacant Land

ZONING: Neighborhood Commercial (C-1)

PROCURING BROKER FEE: 2.5% 006 072 075 - 014

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



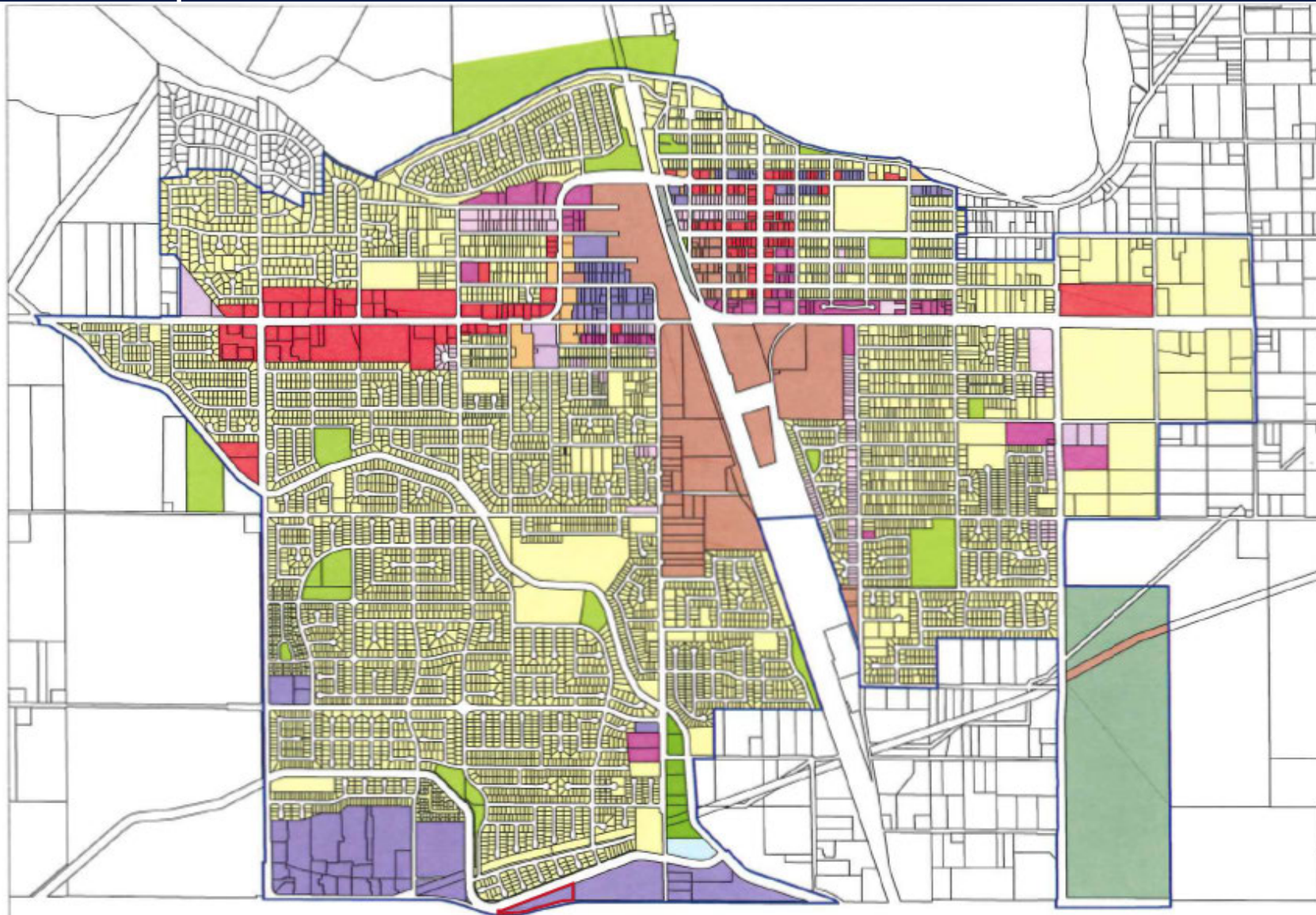
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ZONING MAP



City of Riverbank
ZONING

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

August 2015

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