

3242 Carver Rd., Modesto 95350 054-011-028-000 2.17 acres 94,525 s.f.

Zoning R1

Total conditioned space – 8,749 s.f. plus 576 s.f. storage buildings

Listing price – 2,950,000 = \$337.18 per s.f.

Seller has occupied the property since 9/1/2005

2024 Assessor - \$2,795,193 – Land \$1,343,825 (\$14.22 psf) , Improvements \$1,451,368 (\$165.89 psf)

Turn-key church facility - sanctuary with stained glass windows, restroom & storage; fellowship hall with reception, offices, kitchen & restrooms; Sunday school with 5 classrooms & restroom; playground; separate youth building; multi-stall restroom building; 5 storage sheds.

Fully functioning audio, lighting, visual equipment

Furnishings, fixtures and equipment, including audio, video, chairs, tables, etc. are available by separate agreement.

Fully sprinklered, well maintained mature landscaping.

Sanctuary has distinctive architecture featuring concrete outrigger support structure with stained glass windows.

Heavy wrought iron security fencing with 2 rolling gates, with one electric entry gate.

76 marked parking spaces with space for additional 25 spaces.

Zoned R1, located on major street within residential neighborhood surrounded by R1 & R2 zoned homes.

- **Fellowship Hall** – 48.5' x 67.5', 3,275 s.f. – built 1965, 2 single stall restrooms, new roof and HVAC units 2018, remodeled restrooms 2015, new video & lighting 2012 – kitchen & offices remodeled 2008
- **Sanctuary** – 80' x 32' + 14' x 32', 3,008 s.f. – built 1975, 1 single stall restroom, new video & lighting 2012; carpet & acoustical wall treatment 2007
- **Youth Building** – 20' x 24', 480 s.f. – remodeled 2016; playground installed 2012
- **Sunday School Building** – 24' x 60', 1,440 s.f. – 1 single stall restroom, installed 2007, 4 classrooms, 1 small room, 1 restroom
- **Restroom Building** – 21 x 26', 546 s.f. – 2 urinals, 7 stalls, constructed 2016
- **5 Storage Sheds** – 4 @ 10' x 12', 1 @ 8' x 12', 576 s.f.
- **Parcel Improvements** – storm drainage & paved parking 2008; sidewalks, curbing & landscaping 2007; metal security fencing and gates 2006

Disclosure: Listing agent is officer of Seller's corporation. Buyer's broker to be compensated by Buyer.