

310 McHenry Ave, Modesto - Property for Sale

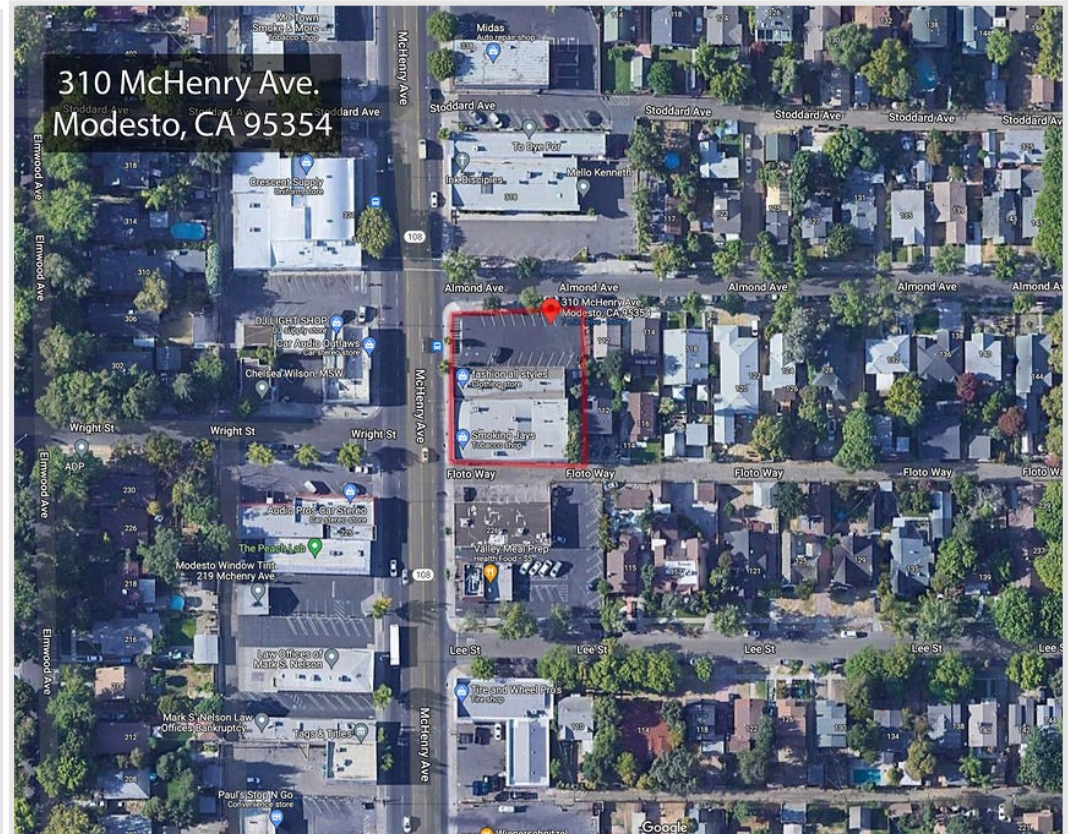


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OVERVIEW

Large building with frontage on McHenry Ave. Rare opportunity for investor or developer. Building is 100% occupied with lease or month-to-month tenancy. Building offers +/-10,096sf of ground floor space plus a 2nd level mezzanine which offers additional space, perfect for storage. Two HVACs were recently installed for the center space. Parking lot was resurfaced within the last three years.

HIGHLIGHTS

- Great visibility
- Daily Traffic Counts 27,000
- High traffic McHenry Ave. Location

SUMMARY

- Asking Price: \$2,500,000
- Lot Size: +/- 0.43Acres
- Total SF: +/- 10,096SF Ground Floor
- Parcel Frontage +/- 148'
- 15 On-site Parking Spaces

LOCATION HIGHLIGHTS

- Downtown Modesto near 5-Points Intersection
- Corner Lot
- On-site parking
- Pole Sign on Site



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PROPERTY PHOTOS



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AERIAL MAP



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STREET MAP



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COMMUNITY OVERVIEW

Founded in 1870, Modesto is located in inland central California. It is one and a half hours southeast of Sacramento, two hours southeast of San Francisco and two hours northeast of San Jose. One of Modesto's most famous businesses is the E & J Gallo Winery, the second largest wine company in the world.

Modesto is centrally located in the San Joaquin Valley, one of the greatest agricultural areas in the the Unites States. Major agricultural products include: dairy products, nuts, fruits,

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,587	130,687	133,789
MEDIAN HH INCOME	\$59,313	\$57,207	\$74,851
MEDIAN AGE	39.7	34.3	34.3
HOUSEHOLDS	5,497	45,156	45,019

TRAFFIC COUNTS

27,000 CARS PER DAY ON STREET



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COMPANY SUMMARY



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About RE/MAX Executive:

We understand that buying or selling property is more than just a transaction: it's a financial investment with multifaceted perspectives. That's why our team of highly-seasoned real estate professionals is dedicated to providing exceptional, personalized service for all of our clients. We take great pride in the professional relationships we build and always work relentlessly on the client's behalf to help them achieve their real estate goals. Our team of experts represents the best and brightest in the industry, and we're always striving to lead the field in research, innovation, and consumer education. Today's buyers and sellers need a trusted resource that can guide them through the complex world of real estate. With our extensive knowledge and commitment to providing only the best and most timely information to our clients, we are your go-to source for real estate industry insight and advice.

Our Mission Statement:

Our philosophy is simple: clients come first. We pledge to be in constant communication with our clients, keeping them fully informed throughout the entire buying or selling process. We believe that if you're not left with a professional experience, we haven't done our job. We don't measure success through achievements or awards, but through the satisfaction of our clients.



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COMMERCIAL REAL ESTATE**

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