

# PAVED / FENCED LAND - FOR SALE

951-959-975 Moffat Blvd., Manteca, CA

**APN's:** 221-150-100, 040, 050  
**LAND SIZE:** 1.49± Acres total  
**ZONING:** C-G (Commercial General - City of Manteca)

## FEATURES:

- Completely paved and fenced
- Excellent Highway 120 and Highway 99 access
- Flexible zoning allows for a variety of uses
- No bonds/ mello roos
- No restrictive CC & Rs/HOA
- All utilities/city services to site
- Frontage/access on both Moffat Blvd. and Cowell Avenue
- Three (3) separate legal parcels



**SALE PRICE: \$1,200,000.00**

Jim Martin, SIOR  
BRE #01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948

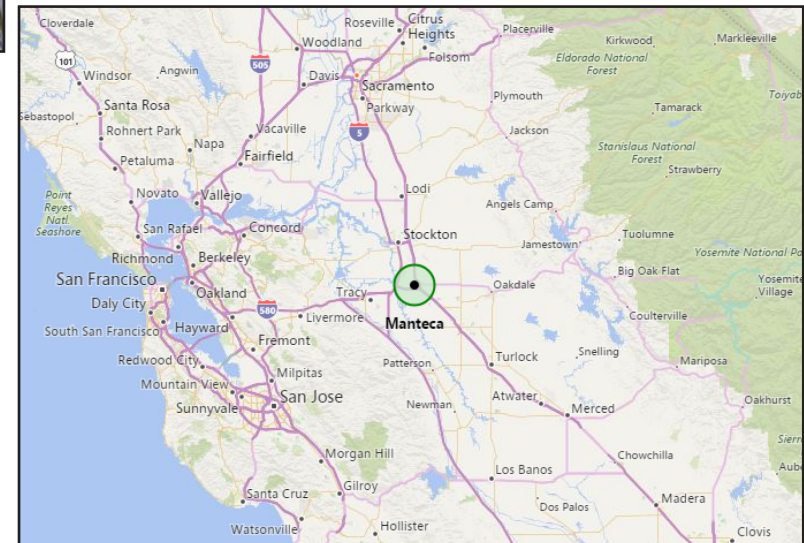


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# PAVED / FENCED LAND - FOR SALE

951-959-975 Moffat Blvd., Manteca, CA



Jim Martin, SIOR  
BRE #01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.