

**PMZ**  
SINCE 1957

**COMMERCIAL**  
REAL ESTATE

**For Sale \$800,000**

405 Downey Ave Modesto CA 95354



To discuss your property or any commercial real estate needs please contact:

**JORDAN AMARANT**

DRE# 01911219

209.345.8209 | jamarant@pmz.com

**Rebecca Ellis**

DRE # 017482274

209.595.7150

**Dave Bates**

DRE # 02236297

209.417.7271



PMZCommercial.com



405 Downey Ave Modesto CA

APN: 111-008-066

Building Size: 4,170 SF

Lot Size: 9,147 sf lot

Units (SF Estimated):

Salon: 2,100 sf

Restaurant: 780 sf

2 Bed/1 Bath Apartment

1 Bed/1 Bath Apartment



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## Property Description

Welcome to 405 Downey Ave, home to the well known Bauhaus Restaurant. A mixed use commercial property featuring units occupied by a restaurant, a salon, 2bed 1 bath apartment, and a spacious 1 bed 1 bath apartment. Salon is approximately 2,100sf, restaurant is roughly 760sf, and the apartments are roughly 1,310sf combined.

Bauhaus will be doing a 5 year lease at \$2,000 per month. Lease to be executed during escrow with seller. Salon has recently signed a 3 year lease extension. 1 bedroom apartment has a long term tenant. 2bedroom apartment will be vacant at close of escrow if desired by buyer.

Property is well located fronting the high traffic intersection of Scenic and Burney. Excellent Downtown Modesto location with high visibility and desirability for your business and tenants.

## Highlights

- Mixed use commercial property
- Excellent High Traffic Location
- Off Street Parking

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## Property Income

### Rent Roll

Salon \$2,300.00 per month  
 Restaurant \$2,000.00 per month  
 2bd/1ba \$1,700.00 per month  
 1bd/1ba \$880.00 per month

### Income

Total Rent \$6,880.00 per month  
 Annual Income \$82,560  
 Net Operating Income: \$63,805.00  
 Cap Rate: 7.97%

## EXPENSES (ProForma)

### EXPENSES

### ANNUAL

Property Taxes (1.1%)	\$9,680.00
Maintenance (3%)	\$2,546.00
Water/Garbage	\$2,292.00
Insurance	\$3,877.00
Pest Control	\$360.00

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Total Expenses	\$18,755.00
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