

FOR SALE

1414 E. F Street | Oakdale | CA | 95361-9251



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.

**HIGH
PRICE &
LEFFLER**
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SINCE 1987 REAL ESTATE

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Property Overview

Address: 1414 E. F Street | Oakdale | CA | 95361-9251

Sales Price: \$3,950,000.00

Building Size: ± 22,817 SF

Lot Size: ± 45,302 SF / ± 1.04 AC

Year Built: 1986

County: Stanislaus County

Zoning: Commercial Office

Parcel Numbers: 064-011-031-000

Procuring Broker Fee: 2.5%

Overview:

1414 E. F Street, Oakdale, CA presents a prominent commercial office opportunity in a well-established Oakdale location. The property consists of approximately 22,817 square feet on a ±1.04-acre parcel, with C-2 zoning and approximately 142 feet of frontage along F Street. The two-story property offers multiple tenancy configurations and approximately 80 surface parking spaces, along with additional underground parking, providing excellent convenience for tenants, employees, and visitors. Built in approximately 2007, the property features professional office improvements, air conditioning, conference facilities, fiber-optic connectivity, and strong street visibility. Its location along E. F Street places it within Oakdale's established commercial corridor, making it an attractive opportunity for investors, owner-users, or businesses seeking a professional office environment.

Highlights:

Suite 101

- ±752 SF
- Open Space
- One (1) Office
- Storage Area

Suite 102

- ± 983 SF
- Nice Open Area
- Sink w/Cabinet(s)

Suite 103

- ±1,200 SF
- Nice Open Area
- Two (2) Offices
- Kitchenette
- Storage Area

Suite 201

- ±9,242 SF
- Large Lobby/Reception Area
- Property Management Office
- Large Conference Room with Kitchenette
- Two (2) Copy Room Areas
- Two (2) Restrooms
- Twenty-six (26) Offices
- Lots of space for cubicles

Third Floor/Storage

- Plenty of room for files and storage
- Fire Suppression

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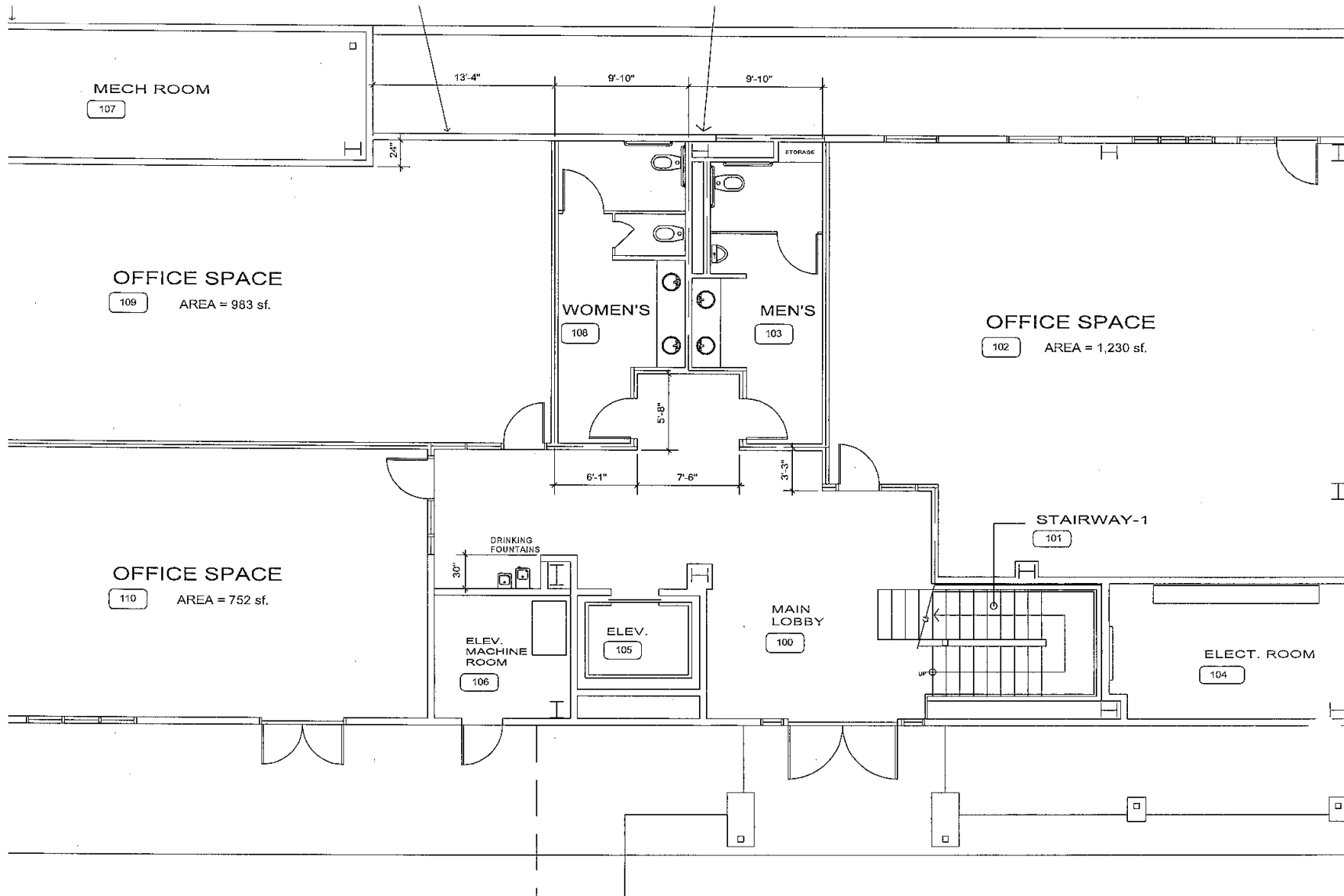
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Floor Plan | 1st Floor



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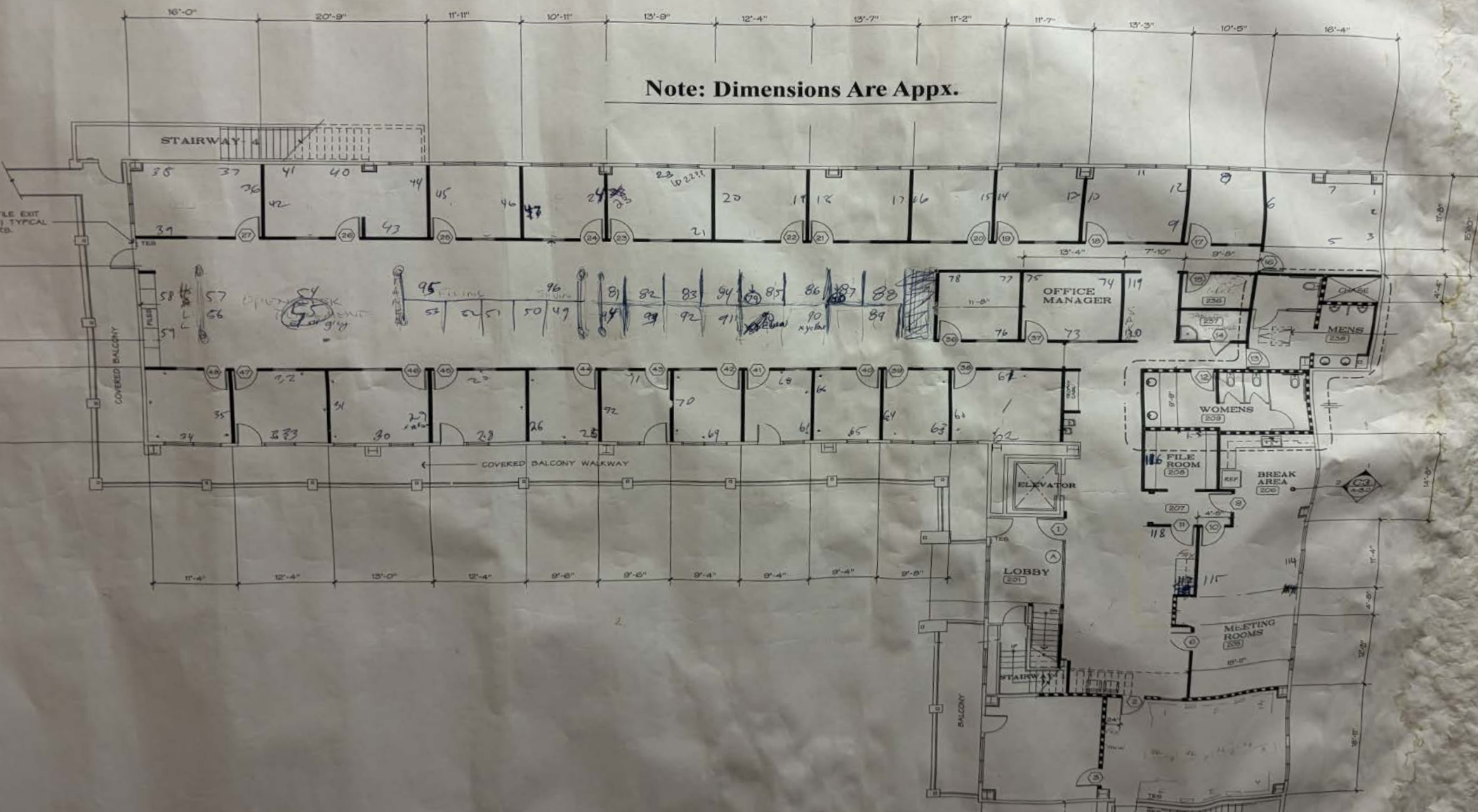
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Floor Plan | 2nd Floor



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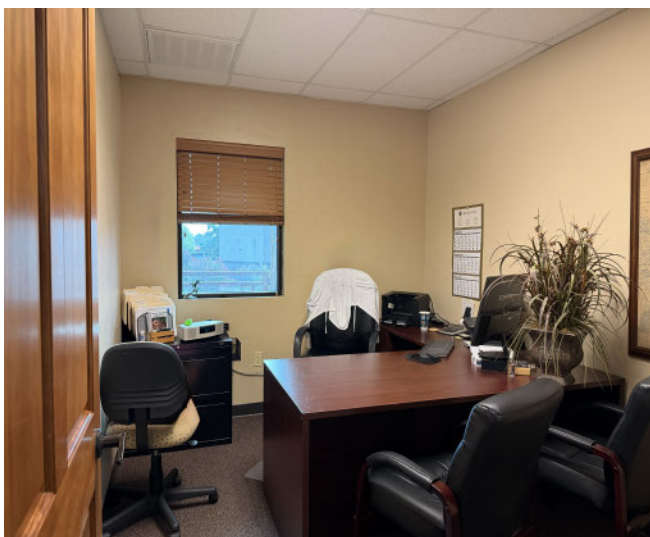
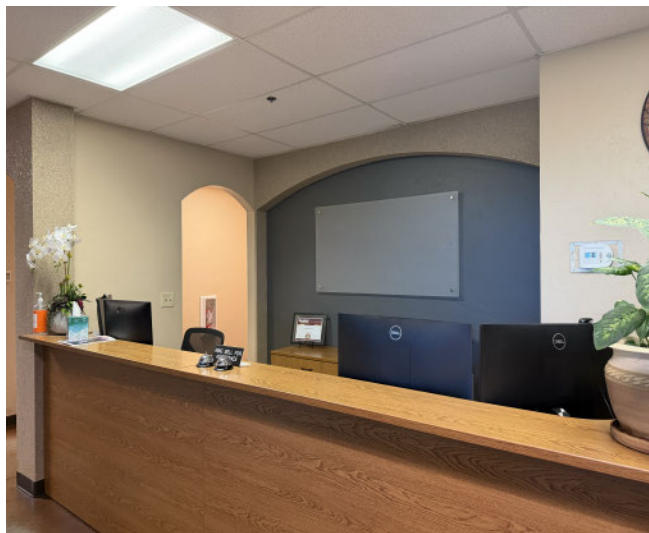
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Photo Gallery



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Photo Gallery



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Location Map



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Parcel Map

POR. SE. 1/4 SECTION 11 T.2S. R.10E. M.D.B.& M.

004 006
004 007
004 010

064 - 011



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