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20 S Stearns Rd

Oakdale, California 95361

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Property Summary



Price	\$675,000
Approximate Building SF	±3,376
Approximate Lot Size	±0.50 AC
Price / SF (Building)	\$200
Price / SF (Lot)	\$31
Year Built	1979
APN	064-019-023
Zoning	Oakdale Mixed Used (MU)
Occupancy	Vacant
Parking Spaces	18 (5.33 Spaces per 1,000 RSF)
Number of Stories	2





Welcome to an investment opportunity situated in Oakdale, California, renowned as the Cowboy Capital of the world. This property, formerly utilized by a Veterinary group, presents an excellent chance to kickstart your business in a strategic location.

Nestled at **20 S Stearns Rd**, this property is tailor-made for a variety of professional or medical practices aiming for optimal visibility and expansion. Specifically designed for owner-users, this property grants you the chance to not only establish your brand, but also foster a dedicated clientele base.

Strategically positioned along a high-traffic road, the property ensures your business takes center stage, guaranteeing unparalleled exposure and visibility.

Occupancy Status: Currently unoccupied, the property provides a blank canvas for a new investor to customize the space according to their specific needs and preferences.



Property Overview

Sales Comps



	Property Address	Built	Building SF	Price	Sale Type	Price / SF	Sale Date
Subject Property	20 S Stearns Rd, Oakdale, CA 95361	1979	±3,376	\$675,000	-	\$200	TBD
1	603 W F St, Oakdale, CA 95361	1911	±1,376	\$440,000	Owner User	\$320	12/7/2023
2	1421 K St, Modesto, CA 95354	1963	±5,741	\$1,100,000	Owner User	\$192	7/10/2023
3	811 15th St, Modesto, CA 95354	1952	±1,215	\$347,500	Owner User	\$286	4/10/2023
4	501 E Orangeburg Ave, Modesto, CA 95350	1998	±4,107	\$1,360,000	Owner User	\$331	12/9/2022
5	1130 Coffee Rd, Modesto, CA 95355-4228	1980	±2,150	\$409,000	Owner User	\$190	11/9/2022
Averages:			±2,918	\$347,500		\$264	

All sale comps are sorted by sale date.

Sales Comps Map



20 S Stearns Road
Oakdale, CA

1

603 W F St,
Oakdale, CA



2

1421 K St,
Modesto, CA



3

811 15th St,
Modesto, CA



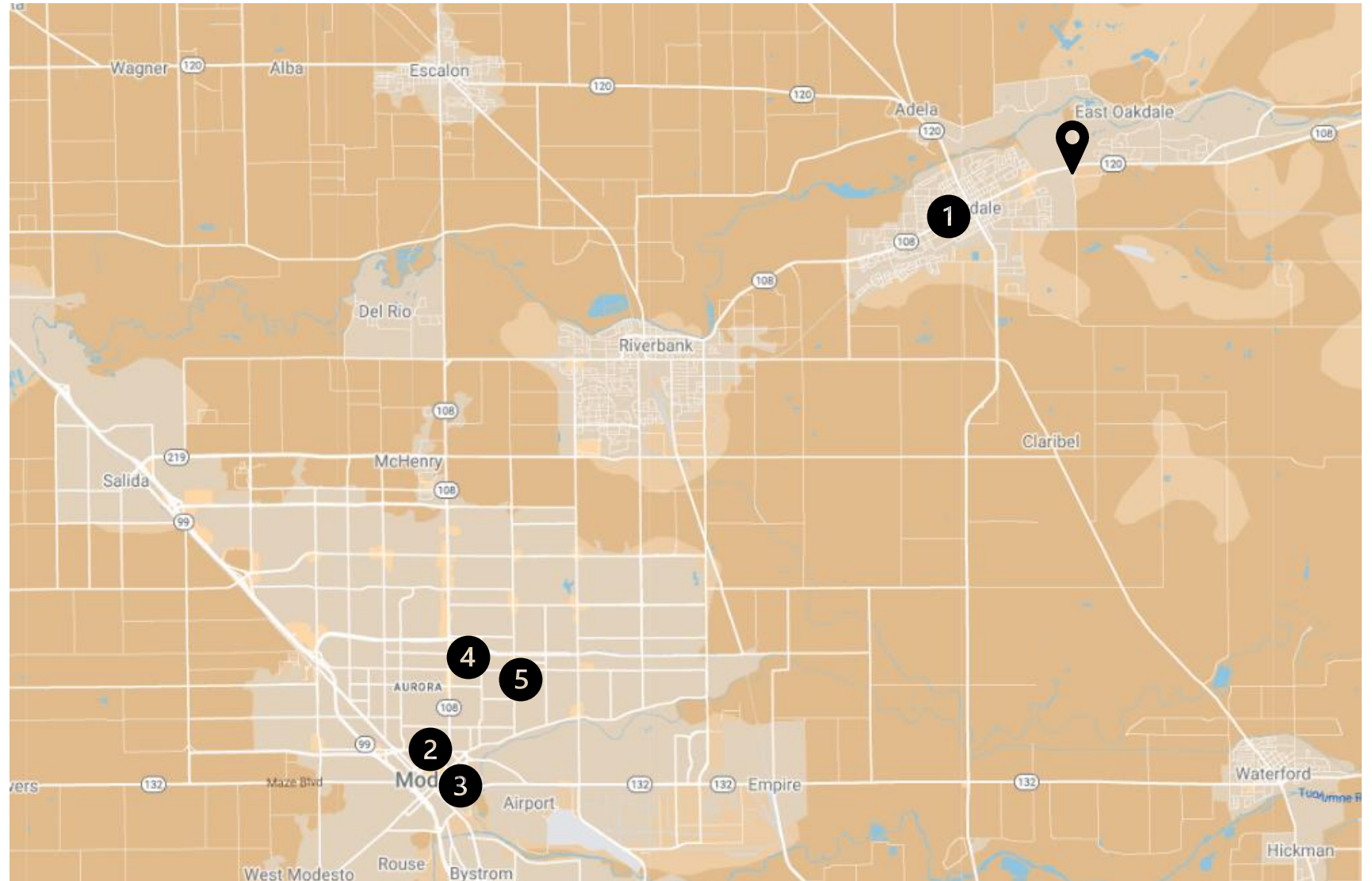
4

501 E Orangeburg Ave,
Modesto, CA



5

1130 Coffee Rd,
Modesto, CA





Listing Team

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