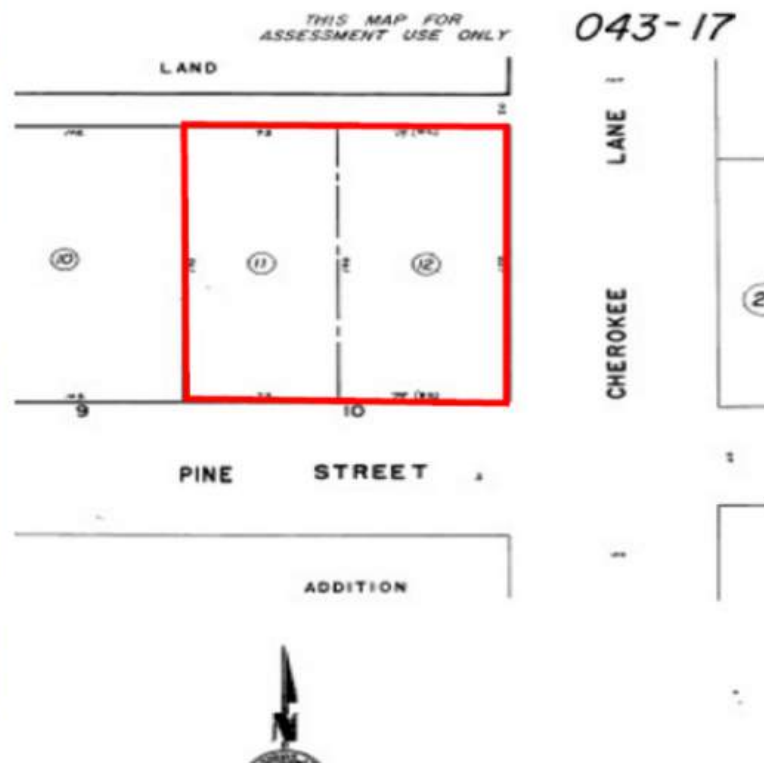


# FOR SALE

±0.56 ACRES COMBINED TWO LOTS | COMBINED BUILDINGS ±5,350 SF

**SALE PRICE: \$950,000.00**



## 1 N CHEROKEE LN & 543 PINE STREET, LODI, CA

EXCLUSIVLY LISTED BY:

**LIDDICOAT**

**CRE**

LORIE LIDDICOAT  
LIC. 01952818  
LORIE@LIDDICOATCRE.COM  
209.915.9913

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## PROPERTY DETAILS:

SALE PRICE:  
\$950,000.00

- TWO PARCELS:

APN: 043-170-120 - 1 N CHEROKEE LN  
±5,350 SF THREE BUILDINGS  
COMBINED / ±0.32 AC LOT

APN: 043-170-110 - 543 E PINE ST.  
PAVED LOT - CURRENTLY MONTH TO  
MONTH AUTO PARKING ±0.24 AC

- ZONED: MCE - MIXED USE CENTER
- PAVED LOT & PARKING
- TENANTS ARE CURRENTLY ON A MONTH TO MONTH LEASE
- THERE ARE TWO VACANT SPACES THAT CAN BE LEASED FOR INCOME POTENTIAL
- GREAT OPPORTUNITY FOR REDEVELOPMENT
- SIGNALIZED CORNER LOT
- FRESH EXTERIOR PAINT 2025

DO NOT DISTURB TENANTS.

CONTACT LISTING BROKER FOR MORE INFORMATION OR TO SCHEDULE A TOUR.

INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BROKER IS ACTING AS LANDLORD'S/SELLER'S AGENT: A LANDLORD'S/SELLER'S AGENT WORKS SOLELY ON BEHALF OF THE LANDLORD/SELLER TO PROMOTE THE INTERESTS OF THE LANDLORD/SELLER WITH THE UTMOST GOOD FAITH, LOYALTY AND FIDELITY. THE AGENT NEGOTIATES ON BEHALF OF AND ACTS AS THE ADVOCATE FOR THE LANDLORD/SELLER.



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