

# For Sale

345 W. 18th Street • Merced • CA



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

**Randy High Jr., CCIM**  
DRE Lic. No. 01238404  
(209) 491-3413  
randyhighjr@gmail.com

**Danny Price**  
DRE Lic. No. 01895497  
(209) 491-3415  
dprice@pmz.com

**Desiree Holland**  
Administrative & Marketing Assistant  
(209) 672-6792  
des@pmz.com



# Property Summary

**Address:** 345 W 18th Street • Merced

**Sales Price:** \$1,950,000.00

**Building Size:** ± 14,381 SF

**Lot Size:** ± 18,750 SF / ± 0.43 AC

**County:** Merced

**Property Type:** Commercial

**Parcel Number:** 031-072-017

**Procuring Broker Fee:** 2.5%

## Property Description:

345 W 18th Street in Merced presents a prime opportunity in the heart of the city's downtown district. This well-located commercial property offers excellent street visibility, convenient access, and close proximity to local businesses, government offices, and public transportation. With flexible interior space, the property is well-suited for professional offices, retail, or service-based businesses. Surrounded by a vibrant mix of restaurants, shops, and civic amenities, this location provides both high foot traffic and long-term growth potential in one of Merced's most active corridors.

## Features:

- ± 14,381 SF
- Large Open Area • 122 FT X 111 FT
- Three (3) Offices
- Break-room
- Warehouse/Receiving Area
- Two (2) Restrooms
- 13' Clear Height



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# Location Map



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# Parcel Map

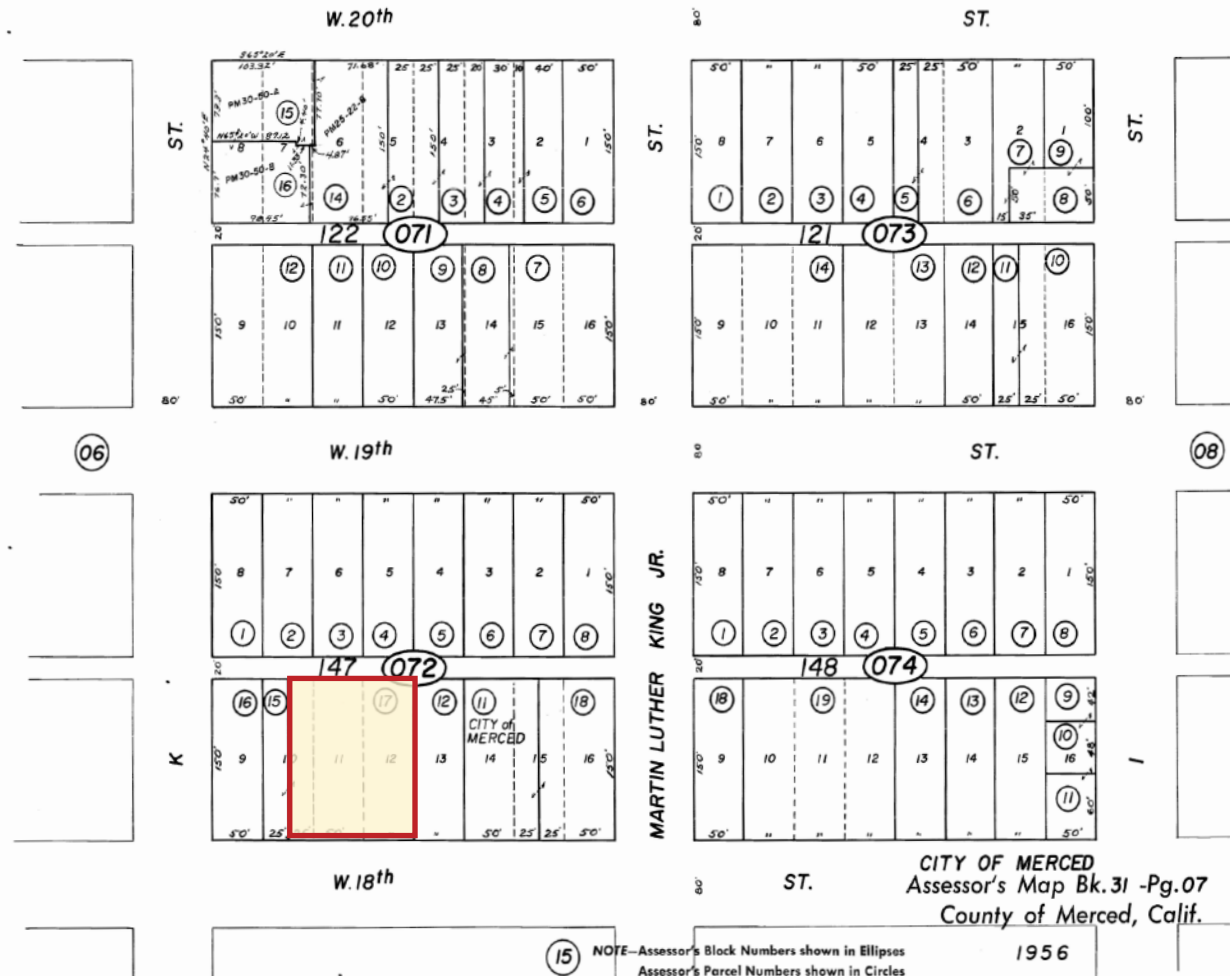
—NOTE—  
This map is for Assessment purposes only.  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.

TOWN OF MERCED  
R.M. Vol.2 Pg.12  
POR. SEC'S. 19 & 30, T.7S., R.14E., M.D.B. & M.

Tax Rate Area 5-00  
5-11  
5-50

31-07

Bk.30



15

NOTE—Assessor's Block Numbers shown in Ellipses  
Assessor's Parcel Numbers shown in Circles

1956

CITY OF MERCED  
Assessor's Map Bk.31 -Pg.07  
County of Merced, Calif.

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# Photo Gallery



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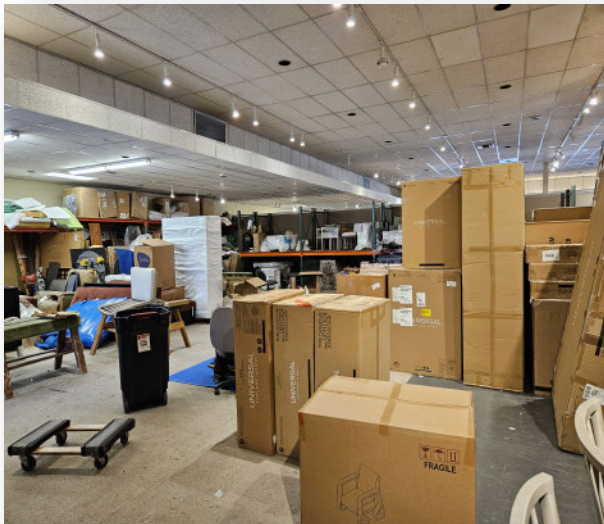
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