

## OFFICE CONDO



**1317 Oakdale Road, Suite 420, Modesto, CA**



**Commercial Real Estate**

1101 Sylvan Ave., Suite A25  
Modesto, CA 95350  
209-529-9610 209-521-4289 (fax)

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## FOR SALE

**SIZE:** 1,200 square foot office condo built in 1988.

**LOCATION:** Located in Oakwood Office Park which is on the west side of Oakdale Road just south of Orangeburg Ave. diagonally across intersection from Century Center shopping center. Oakwood Office Park has a variety of professional and medical office uses. Access from Oakdale Road and from Orangeburg Ave.

**TRAFFIC COUNTS:** 35,000+ vehicles per day on Oakdale Road according to traffic counts by the City of Modesto Traffic Engineering Dept.

**ZONING:** PD-287 (professional office development)

**GENERAL:**

- \*Nicely appointed office condo with four private offices, a reception area/waiting room, a storage closet, and a break room.
- \*Within well maintained professional office park.
- \*Well identified/known office park.
- \*Centrally located in higher-end residential area.

**PRICE:** \$205,000.

**Tony Suleiman**

209-758-3467

tsuleiman@prucommercialre.com

**Dave Tanner**

209-758-3108

dtanner@prucommercialre.com

**Ron Roaks**

209-758-3147

rlroaks@prucommercialre.com

**www.TheCommercialConnection.com**

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