

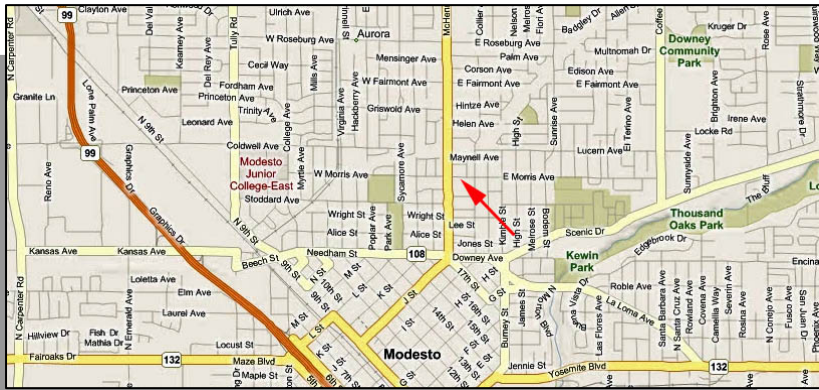
12 UNIT MULTI-FAMILY

FOR SALE



132 E. Morris, Modesto

132 E. Morris Ave., Modesto, CA



LOCATION: Located on East Morris Ave. between McHenry Ave. and Johnson Ave., approximately 1 mile from the Modesto Central Business District and ½ mile from major grocery store. Close to major bus line which runs north/south on McHenry Ave.

GENERAL:

- *Three 2-story buildings with 4 units in each building.
- *Eleven 3-bedroom units.
- *On-site manager's unit is 2-bedroom.
- *All units are 1 bath.
- *Total building(s) size is 12,978 square feet per assessor's records.
- *Lot size is 19,166 square feet per assessor's records.
- *Parking is carports as well as some open parking in rear.
- *Construction is wood-frame with stucco sheathing on concrete slab.
- *Built-up roofs with wood-shake mansards.
- *Windows are aluminum.
- *Interiors include painted drywall, cabinetry, some linoleum, some carpet, wall heaters and exterior, wall-mounted AC units, individual electric water heaters, electric ranges.

PRICE: \$675,000.

NOTE: This is a bank-owned property sold in its "as-is, where-is" condition.



1101 Sylvan Ave., Suite A25
Modesto, CA 95350
209-529-9610 209-521-4289 (fax)
License #01460663

An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

Tony Suleiman

209-758-3467

tsuleiman@prucommercialre.com

License #01388339

Dave Tanner

209-758-3108

dtanner@prucommercialre.com

License #00418278

Ron Roaks

209-758-3147

rroaks@prucommercialre.com

License #01263213

www.TheCommercialConnection.com

The information contained herein is from sources deemed reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. Buyer must verify the information and bear all risk for any inaccuracies. Package is subject to sale, lease, price change or withdrawal. 9/10/09

