

# FORMER BANK BUILDING FOR SALE



**1335 Yosemite Blvd.  
Modesto, CA 95354**

**Traffic:** 27,000+ vehicles per day on Yosemite Blvd. 14,000+ vehicles per day on La Loma Ave.

**Attributes:** Attractive building.  
High traffic location.  
Great visibility.  
Excellent parking ratio.  
Can accommodate a wide variety of retail uses.

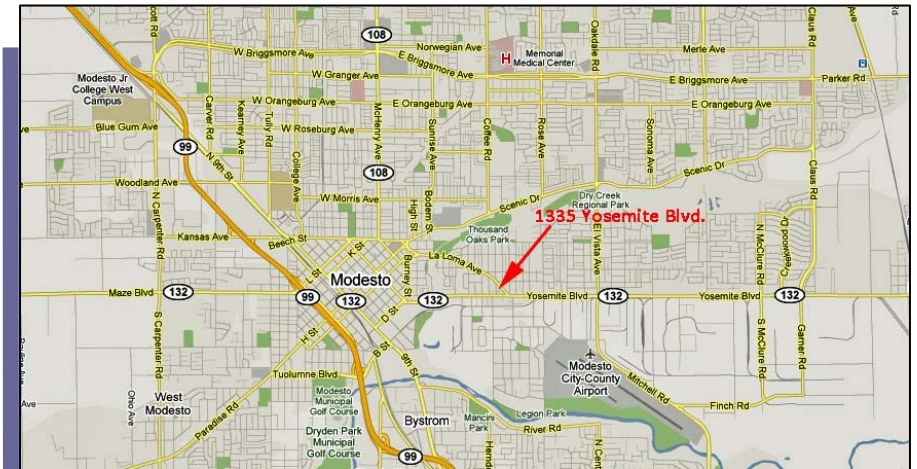
**Price:** \$1,080,000

**Location:** At the northwest corner of Yosemite Blvd. and La Loma Ave. Access from both streets.

**Size:** Building is 7,152+/- square feet. Lot size is 43,124+/- square feet.

**Zoning:** C-2 (General Commercial): Allows a wide variety of retail uses.

**Parking:** 6 spaces per 1,000 square feet.



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.

**Dave Tanner**

209-758-3108

[dtanner@prucommercialre.com](mailto:dtanner@prucommercialre.com)

Lic. #00418278

[www.TheCommercialConnection.com](http://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. 10/25/10

