

## OFFICE BUILDINGS



1705 Coffee Road, Modesto, CA

### 1701-1705 Coffee Road, Modesto, CA



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## FOR SALE

**SIZE:** 1701 Coffee is 5,568 sq. ft. built in 1973 on 18,731 sq. ft. lot and 1705 Coffee is 5,756 sq. ft. built in 1976 on 18,731 sq. ft. lot.

**LOCATION:** The west side of Coffee Road just north of Briggsmore Ave. and directly across the street from Memorial Medical Center. Coffee Road north of Briggsmore Ave. is predominantly professional office uses.

**TRAFFIC COUNT:** 28,000+ vehicles per day according to the City of Modesto Traffic Engineering Dept.

**ZONING:** P-O (Professional Office).

**GENERAL:**

- \*Well located office buildings surrounded by medical and professional office uses.
- \*Excellent visibility on Coffee Road with a high traffic count.
- \*Easy ingress and egress on Coffee Road.
- \*Easy access to Briggsmore Ave.

**PRICE:** \$1,690,000. 7.2% CAP rate based on 2008 actual. See attached for profit and loss statement. \$149.24 per square foot.



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