

13 UNIT MULTI-FAMILY

FOR SALE



2601 Don Pedro, Ceres, CA

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LOCATION: Located at the intersection of Don Pedro Road, El Camino Ave. and Ninth Street in Ceres. Approximately $\frac{3}{4}$ of a mile from the Ceres Central Business District and approximately $\frac{1}{2}$ mile from Mitchell Road for convenient access to shopping facilities.

- GENERAL:**
- *Three 1-story buildings – 2 are multi-family and 1 is single-family.
 - *Eleven 1-bedroom/1-bath units.
 - *One 2-bedroom/1-bath unit.
 - *One studio.
 - *Total building(s) size is 4,784 square feet per assessor's records.
 - *Lot size is 16,117 square feet per assessor's records.
 - *Parking is open lot.
 - *Construction is wood-frame with stucco sheathing on concrete slab. Aluminum windows.
 - *Low-pitched composition roofs.
 - *Interiors include painted drywall, cabinetry, some linoleum, some carpet, wall heaters and some window-mounted AC units, electric ranges.
 - *Three common water heaters for domestic hot water.

PRICE: \$522,000.

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



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