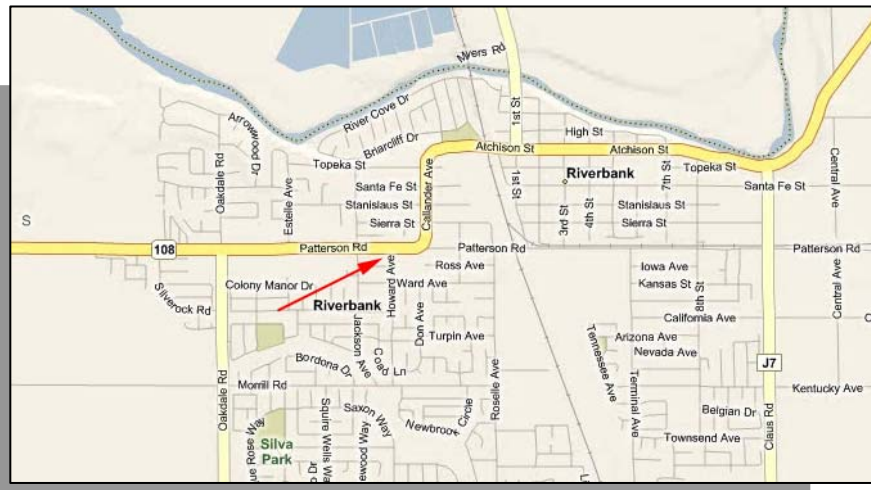


## COMMERCIAL CORNER



**2666 Patterson Road, Riverbank, CA**



## FOR SALE

**SIZE:** .27 acres.

**LOCATION:** The southwest corner of the Patterson Road (SR 108) and Howard Ave. intersection. Near significant new development including theater complex.

**TRAFFIC COUNT:** 26,000 vehicles per day according to the 2007 count by the State Department of Transportation.

**ZONING:** C-2 (General Commercial)

**GENERAL:**

- \*Great commercial location.
- \*Corner location.
- \*High traffic volume.
- \*A lot of commercial activity on Patterson Road.
- \*The most active part of Riverbank.
- \*Take advantage of existing structure and convert to commercial.

**PRICE:** \$269,000.



**Commercial Real Estate**

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

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

**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](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. 1/9/08

