

6 UNIT MULTI-FAMILY



408 F Street, Waterford, CA

408 F Street, Waterford, CA



FOR SALE

LOCATION: Located on the east side of F Street (Oakdale-Waterford Highway) between Main Street and Dorsey Street. Close to everything in Waterford – walking distance to groceries and convenience stores.

GENERAL:

- *On 2-story building.
- *Six 2-bedroom/1-bath units.
- *Total building size is 4,500 square feet per assessor's records.
- *Lot size is 7,405 square feet per assessor's records.
- *Parking is open lot.
- *Construction is wood-frame with wood sheathing on concrete slab. Aluminum windows.
- *Composition roof.
- *Interiors include painted drywall, cabinetry, some linoleum, some carpet, electric ranges.
- *Exterior mounted air-conditioning units and gas heating units.
- *One common, gas-fired water heater for domestic hot water.

PRICE: \$300,000.

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. 9/11/09

