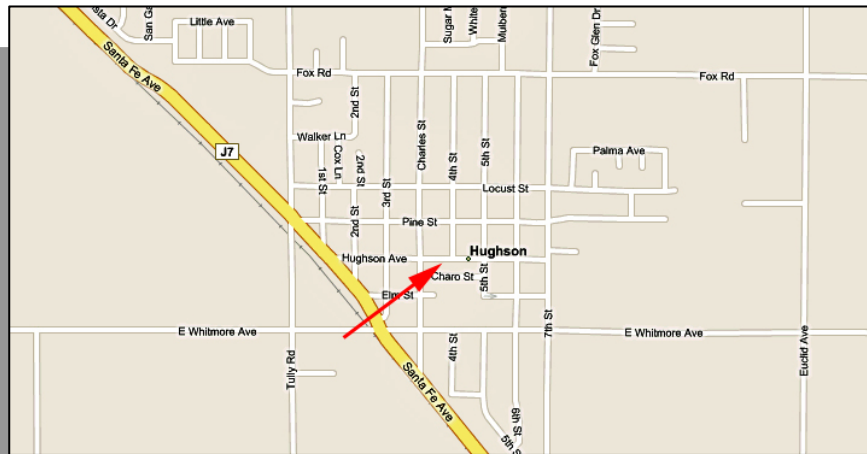


RETAIL BUILDING



7030 Hughson Ave., Hughson, CA



Commercial Real Estate

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.

FOR SALE

SIZE: 4,000 +/- square foot retail building on a 6,098 +/- square foot lot.

LOCATION: Located on the south side of Hughson Ave. between Charles Street and Fourth Street in Hughson central business district.

ZONING: The property is located in the downtown commercial area as designated in the City of Hughson General Plan.

GENERAL:

- *Retail building built in 1968.
- *Recently new HVAC system.
- *Presently used as grocery store – will be closing.
- *Convenient parking in front of building as well as small lot behind building.
- *Good opportunity for owner/user or potential as an investment property.

PRICE: \$199,000.

NOTE: This is a short sale subject to lender approval.

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