

For Sale Office Buildings 2305 Coffee Road, Modesto



- Two office buildings on 11,360 sq. ft. parcel.
- Front building is +/- 1,600 sq. ft. with five offices, kitchen and bath. Rear building is +/- 1,000 sq. ft. with 3 offices, kitchen and bath.
- Located on the west side of Coffee Road south of Floyd Ave. Close to Memorial Medical Center (Coffee and Briggsmore) and other medical offices along Coffee. Zoned professional office.
- Very high visibility on high-traffic street – 25,000+ vehicles per day in 2002, undoubtedly higher now.
- Circular driveway for front building for easy ingress and egress onto Coffee Road and for extra parking. Separate parking for each building.
- Owner will finance.
- Upgrades to front building – upgraded wiring in 1992, roof in replaced in 1995, HVAC replaced in 1993, dual pane windows in 1991. Rear building was built in 1979 – large bath with shower and Jacuzzi tub, small kitchen with built-ins, closet with washer and dryer hookups, dual – sided fireplace, skylights. Both buildings have been well maintained and are in excellent condition.

\$425,000



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