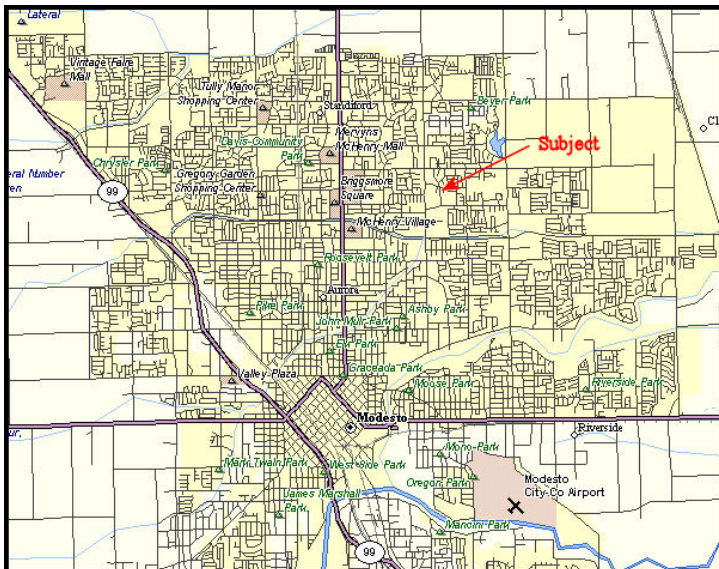


**For Sale
Duplex
1404 Ensenada/2213 San Lucas, Modesto**



- Location – SW corner of Ensenada Drive and San Lucas Court, Modesto, CA, 95355. A few blocks SE of the Coffee Road/Floyd Ave. intersection.
- Lot size – 8,276+/- sq. ft., (.19acres)
- Building size – 2,032+/- sq. ft.
- APN: 066 017 044
- Unit sizes – one 3bedroom/2 bath unit with two-car garage and one 2 bedroom/1 bath unit with an over-sized one-car garage. The 3bd/2ba is rented for \$850 per month, and the 2bd/1ba unit is rented for \$800 per month. Stable tenants.
- Amenities – Corner lot near shopping, schools, parks, health care facilities. Each unit has central heat and air.
- Price – \$399,950.



1101 Sylvan Ave., A25
Modesto, CA 95350

fax 209-521-4289



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The Prudential Real Estate Affiliates, Inc.

Dave Tanner

209-758-3108

dtanner@prucommercialre.com

Ron Roaks

209-758-3147

rlroaks@prucommercialre.com

www.modesto-commercial.com

The source of this information is deemed reliable but not verified. All measurements, figures and information are approximate. Package is subject to sale, price change or withdrawal. 3/16/06