

# For Sale

## 118 Jennie Street, Modesto, CA



- Parcel Size - +/- 4,356 square feet per assessor's records.
- Zoning – Professional Office Zone (P-O) which permits a wide variety of office and office-related uses.
- Location – The property is located on the southeast corner of the Jennie Street/Sydney Street intersection which is directly across from the state Department of Motor Vehicles. It is on the eastern edge of downtown Modesto with easy access to Yosemite Blvd. and SR 99 freeway.
- General Condition – The original building on the property has been legally demolished and the site is clear. The site can accommodate an approximately 1,200 sq. ft. building.
- This location would be well suited for a small office building, especially for a use that might capitalize on the traffic to and from the DMV.
- Price - \$75,000



1101 Sylvan Ave., A25  
Modesto, CA 95350  
209-529-9610



An Independently Owned and Operated Member of  
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](http://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. 8/7/08