

1430 10th Street
Modesto, CA

PRIME DOWNTOWN PROPERTY FOR SALE

10,000± sf • Opportunity Zone • Excellent Parking



O Street

10th Street

DISTINCTIVE BUILDING • **POSSIBILITY FOR ADAPTIVE REUSE** • **IDEAL FOR OWNER/USER**

Enhanced Photo

RANDY BREKKE DRE# 00856863 Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



COMMERCIAL PROPERTY FOR SALE

Downtown Modesto • Near Hwy 99 • Signalized Intersection

1430 10th Street
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HIGH VISIBILITY • LARGE STOREFRONT WINDOWS • MAJOR SIGNAGE OPPORTUNITY

10th Street

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O STREET VIEW



ALLEY VIEW OF BUILDING

9,375± sf - MAIN BLDG. • 960± sf - 2 SMALL DETACHED BLDG'S • FENCED PARKING W/ SECURITY GATE



10th STREET PARKING WITH SECURITY GATE



DETACHED BUILDINGS INSIDE FENCED AREA

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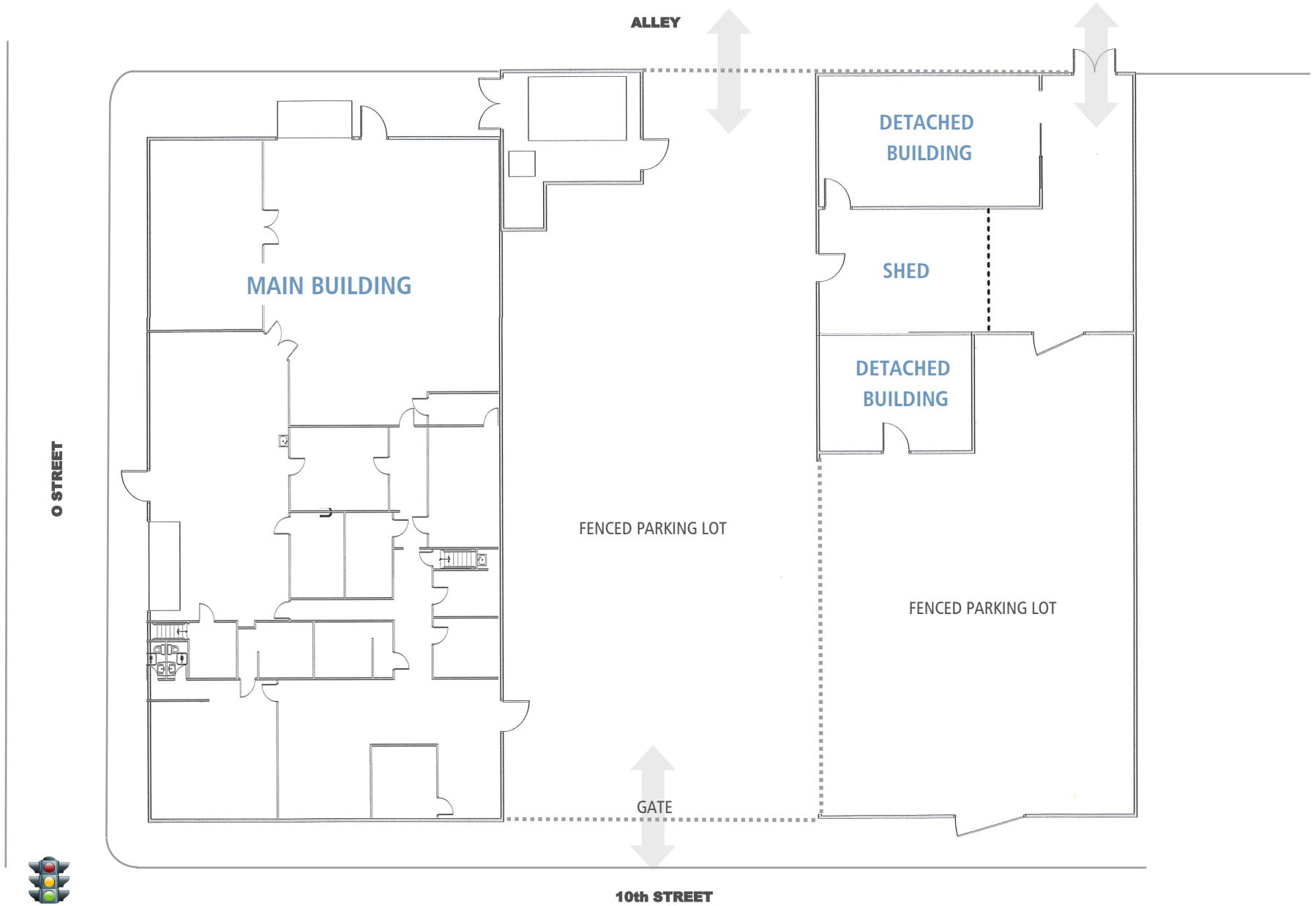


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SITE PLAN



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MAIN BUILDING

- Former showroom area, multiple offices, break room, shop, storage area (on 2 levels)
- Large windows with small individual panes provide desirable aesthetics and well-lit space
- 16' suspended ceiling height or remove and expose the higher steel trusses and wooden underside of barrel style roof
- Two 13' H x 16' W roll-up doors
- Two non-ADA restrooms; no sprinklers
- Fenced trash area with power for compactor
- 3 phase 30 amp panel & single phase 100 amp panel; natural gas
- New roof in 2022
- Parking area slurry sealed in 2022
- Fenced parking lot

OTHER BUILDINGS

- Two detached small buildings with connecting shed, power and water



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LOT SIZE: .63[±] Acres (27,878[±] sf)

BUILDING SIZES: 9,375[±] sf - Main Building
960[±] sf - Detached Buildings

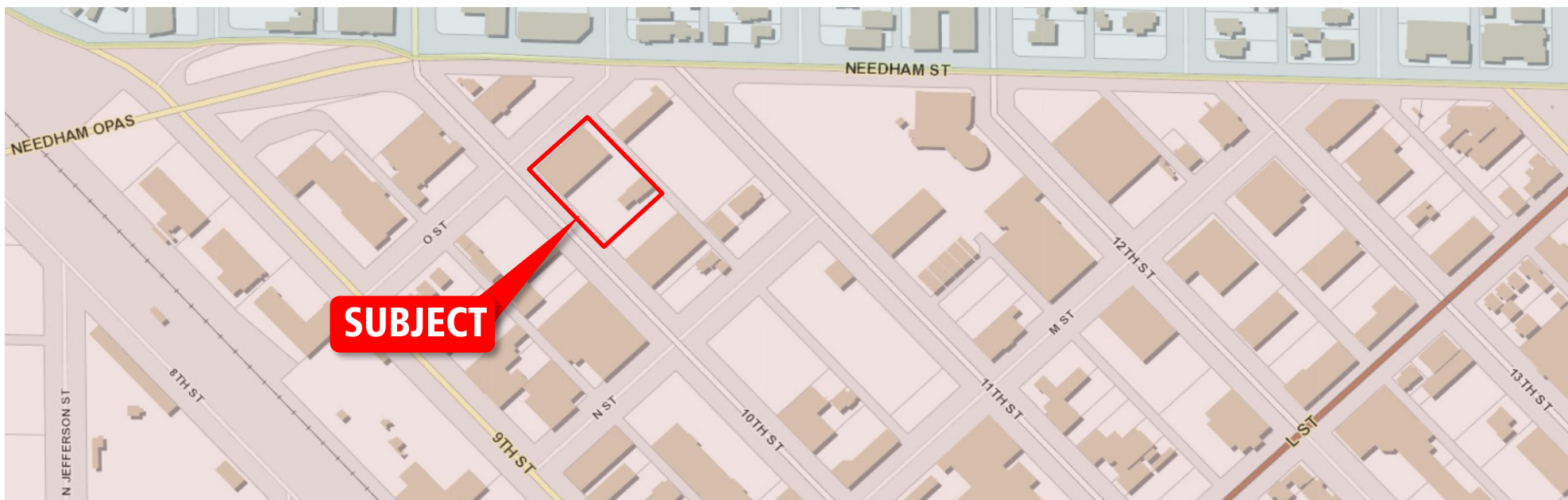
YR BUILT & TYPE: 1947 / Masonry with Steel Trusses

A.P.N.: 105-033-016 (Stanislaus County)

ZONING: UGD (Urban General Downtown)

SALE PRICE: See next page

- Prominent Street Frontage & Signage
- Ideal for Adaptive Reuse
- Well Suited for Owner/Occupant
- Fully Fenced Parking Lot with Security Gate
- Located at Signalized Intersection
- Opportunity Zone/ Economic Incentives;
Opportunity Zone:
<https://www.opportunitystanislaus.com/opportunity-zones>
- Downtown Alliance:**
<https://www.modestogov.com/1249/Business-Incentives>



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SALE PRICE IF SOLD IN TWO TRANSACTIONS *

* Subject to Certificate of Compliance from the City of Modesto and separate sale of the Main Building



\$1,500,000
Entire Property

Or

\$1,250,000
9,375± sf Main Building & 6 lots
21,000± sf of land area

Or

\$300,000
960± sf Detached Bldgs. & 2 lots
7,000± sf of land area

-14
13-89
-1-75, 5-2-94, 6-5-07 MF, 7-30-07 (V)DH, 07-30-08 MB.

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MAIN BLDG.

O STREET

NEEDHAM AVE.

10th STREET

FENCED PARKING AREA /
DETACHED BUILDINGS

SHED

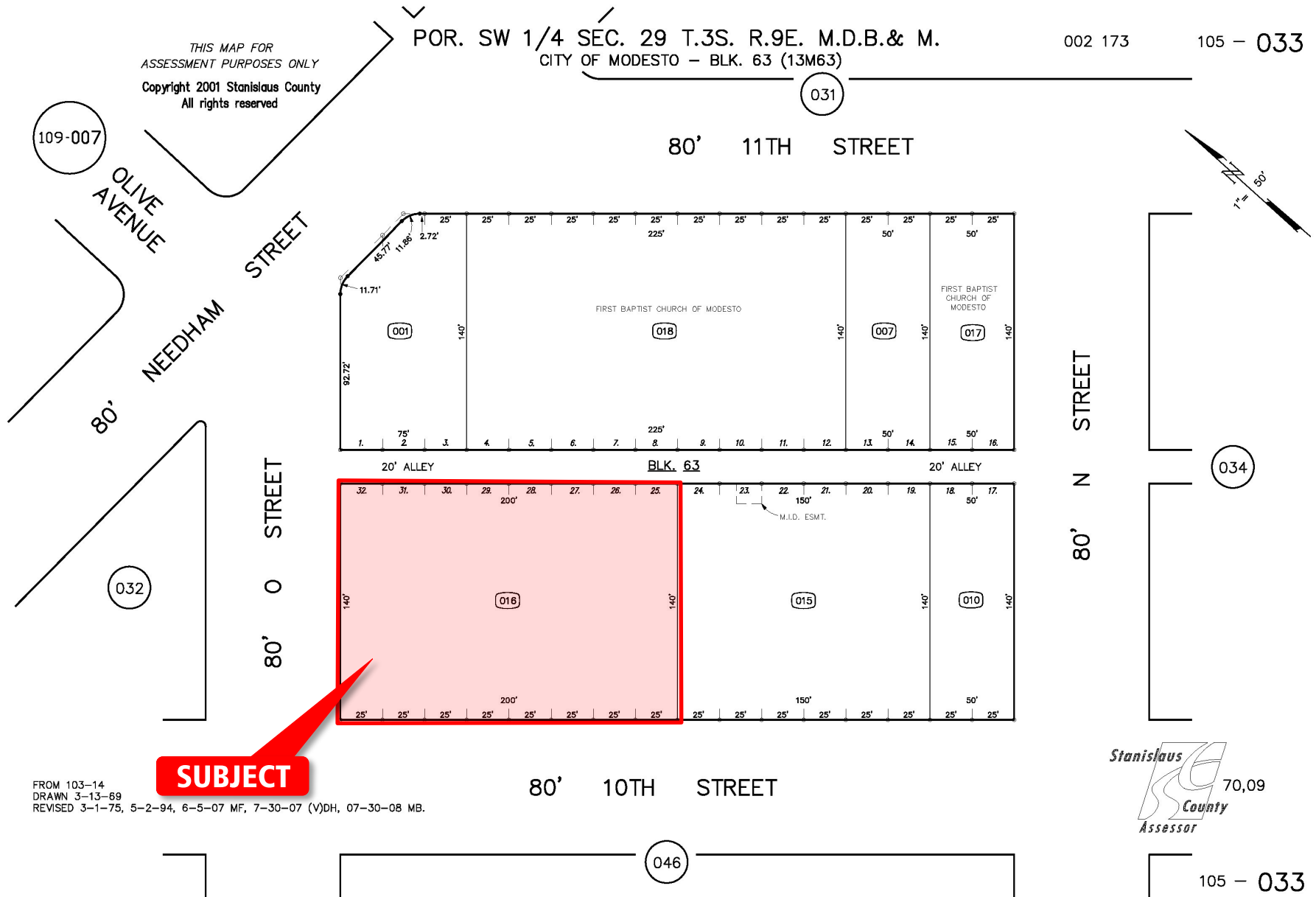
**DETACHED
BLDG. 1**

**DETACHED
BLDG. 2**

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FROM 103-14
DRAWN 3-13-89
REVISED 3-1-75, 5-2-94, 6-5-07 MF, 7-30-07 (V)DH, 07-30-08 MB.

SUBJECT



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SUBJECT

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