

FOR SALE OR LEASE

3351 M St
Suite 205
Merced CA 95348



SALE

\$877,500

3510± SF

LEASE

\$2.50/SF/Month +CAM

CAM: \$0.40/SF

3510± SF

Offering Summary

Professional Office Condo on Prime Arterial Location!

Exceptional opportunity to own a well-designed medical or professional office situated on a high-traffic arterial street, offering excellent visibility and accessibility. This spacious office condo features a welcoming waiting area, reception/secretarial space, and a dedicated storage area for efficient organization. The layout includes five private offices, a doctor's office, three procedure rooms, six patient rooms, a nurse station, and a nurse's office—ideal for a variety of healthcare or professional uses. Additional amenities include an employee restroom, patient restroom, and a comfortable breakroom for staff. Currently configured with a hearing aid plus office section, the space offers flexibility for multiple specialties or business types. Ample parking and excellent exposure make this a standout location for your practice or professional services.

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Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers and agents are advised to independently verify all information, including but not limited to square footage, zoning, permits, use, and condition.