



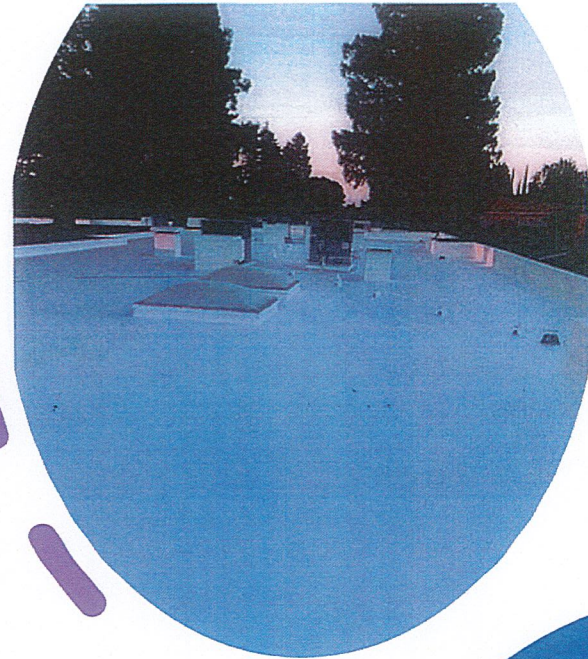
Lapata International LTD  
Real Estate Broker  
Bruce Patrick  
Lic# 00878505

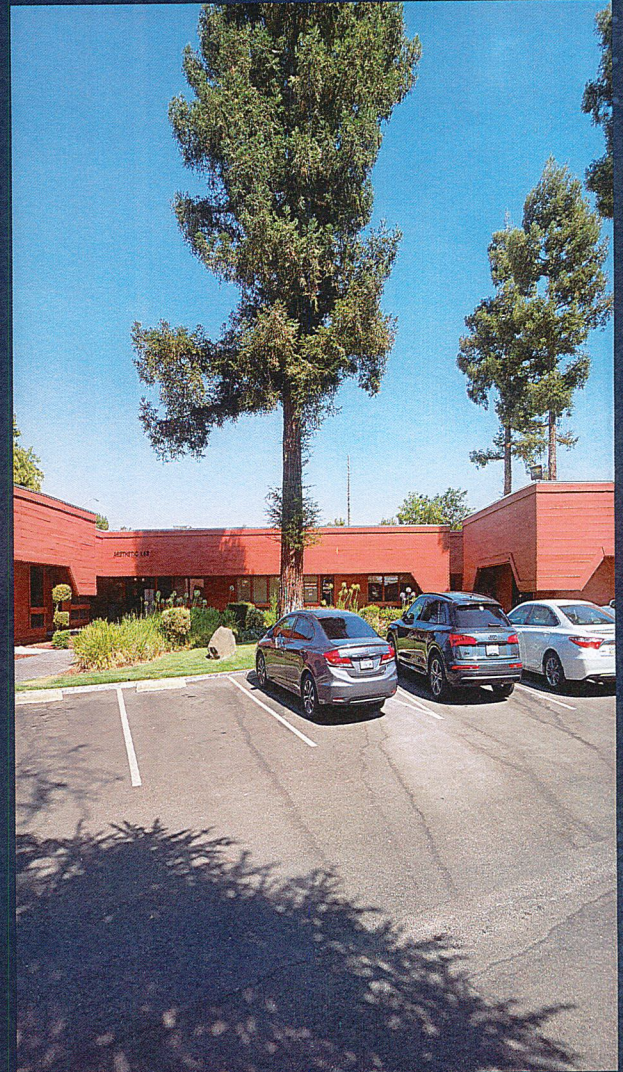
**FOR SALE: REDUCED PRICE!!**  
Professional Office Complex  
2909 Coffee Road, Modesto, CA

**SALES PRICE \$3,100,000**

# Property Highlights

- Sales Price: \$3,100,000
- Capitalization Rate: 5.50% est
- Annual Gross Income: \$350,000(est)
- Type: Commercial Office (Single Story)
- Year Built: 1972
- Land Area: 1.745 acres (76,012 sq ft)
- Building Size: 16,378 sq ft – 12 suites -100% occupancy
- APN: 13-85-33
- Security Patrol by Alpine Security
- Improvement: New roof (Aug 2025) with 20-year manufacturer's warranty
- Appraisal value \$3,300,000 (July 2024)



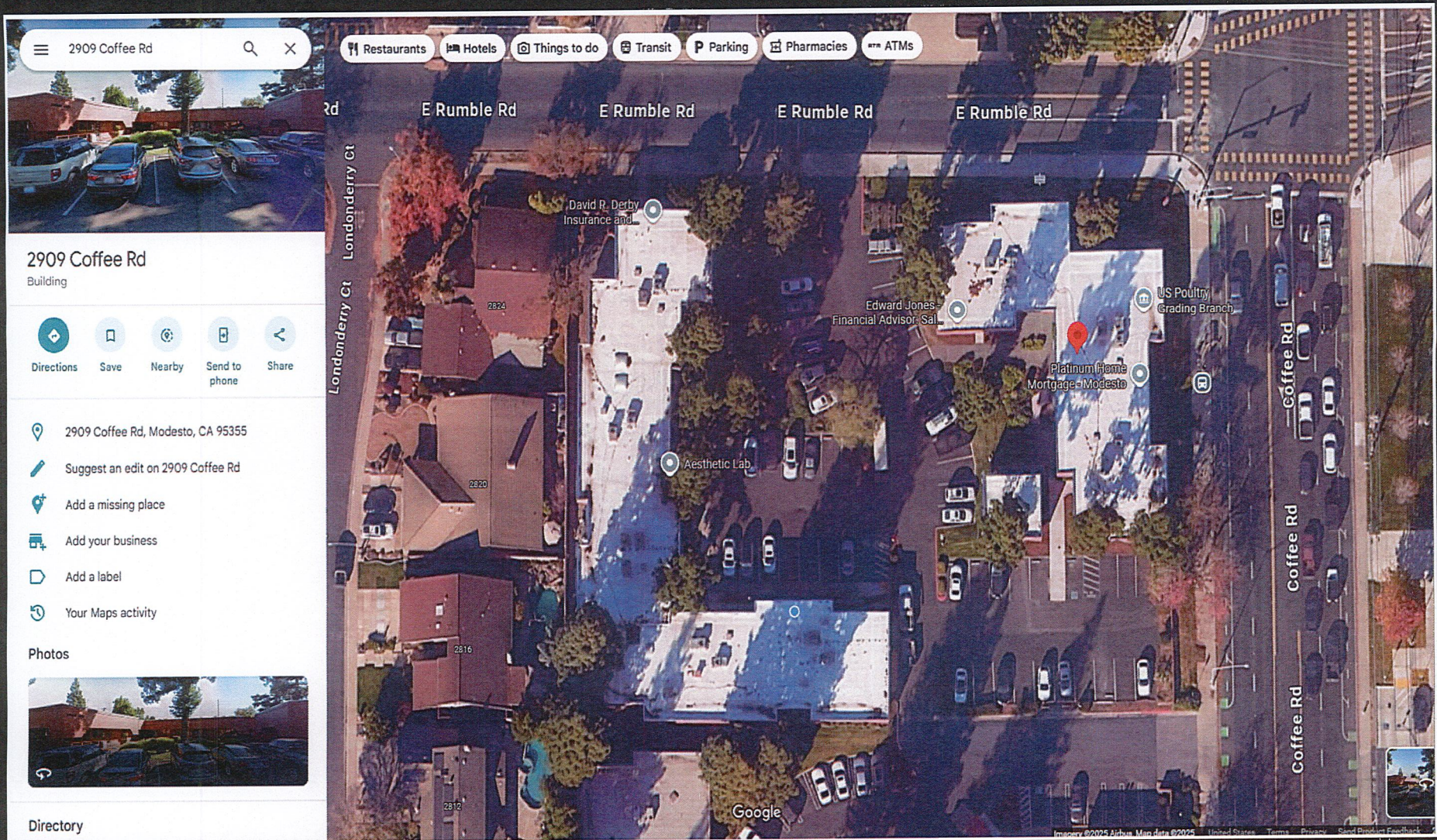


# Property Features

If you're interested  
in the property,  
please contact

- Patrick Family 2011 Revocable Trust
  - Presented by: Bruce Patrick,  
Lic#00878505
- Phone: 209-606-9751 or 209-577-4303
- Email: [Bruceepatrick@aol.com](mailto:Bruceepatrick@aol.com) or [Lapatainternational@gmail.com](mailto:Lapatainternational@gmail.com)
  - 2.5% Sales commission
- Note: one or more of the sellers is a licensed California realtor broker





Aerial Photograph