

# For Lease: \$4,000/mo

## 1060 Delbon Ave, Turlock CA 95382



### Turnkey Medical Office in Turlock's Healthcare Corridor

±1970 SF | 0.43 AC LOT

To discuss your property or any commercial real estate needs please contact:

[PMZCommercial.com](http://PMZCommercial.com)

**Jordan Amarant**

DRE # 01911219  
209.345.8209 | [Jordanamarant@gmail.com](mailto:Jordanamarant@gmail.com)

**Tony Quinteros**

DRE # 02278460  
209.988.6189 | [tonyqcre@gmail.com](mailto:tonyqcre@gmail.com)



# Property Overview



Premier 1,970± sf medical office space located across the street from Emmanuel Medical Center with ample on-site parking. Suite features a large reception area, nurse's desk, 4 exam rooms, private office for doctors, break room, and 2 restrooms.

Well suited for a variety of medical practices, dental, specialty, or other professional office uses. Zoned PD-54 (Planned Development), allowing for a variety of uses. Please check with the City of Turlock planning department for further details on permitted uses. Call listing agent for more details and to arrange a showing.

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# Property Facts

**BUILDING SIZE**  
**± 1970 SF**

**LOT SIZE**  
**0.42 AC**

**YEAR BUILT**  
**1974**

**APN**  
**072-038-008**

# Property Features

**LARGE RECEPTION**

**PRIVATE OFFICE**

**FOUR EXAM ROOMS**

**2 RESTROOMS**

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# Location

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# Aerial Photos



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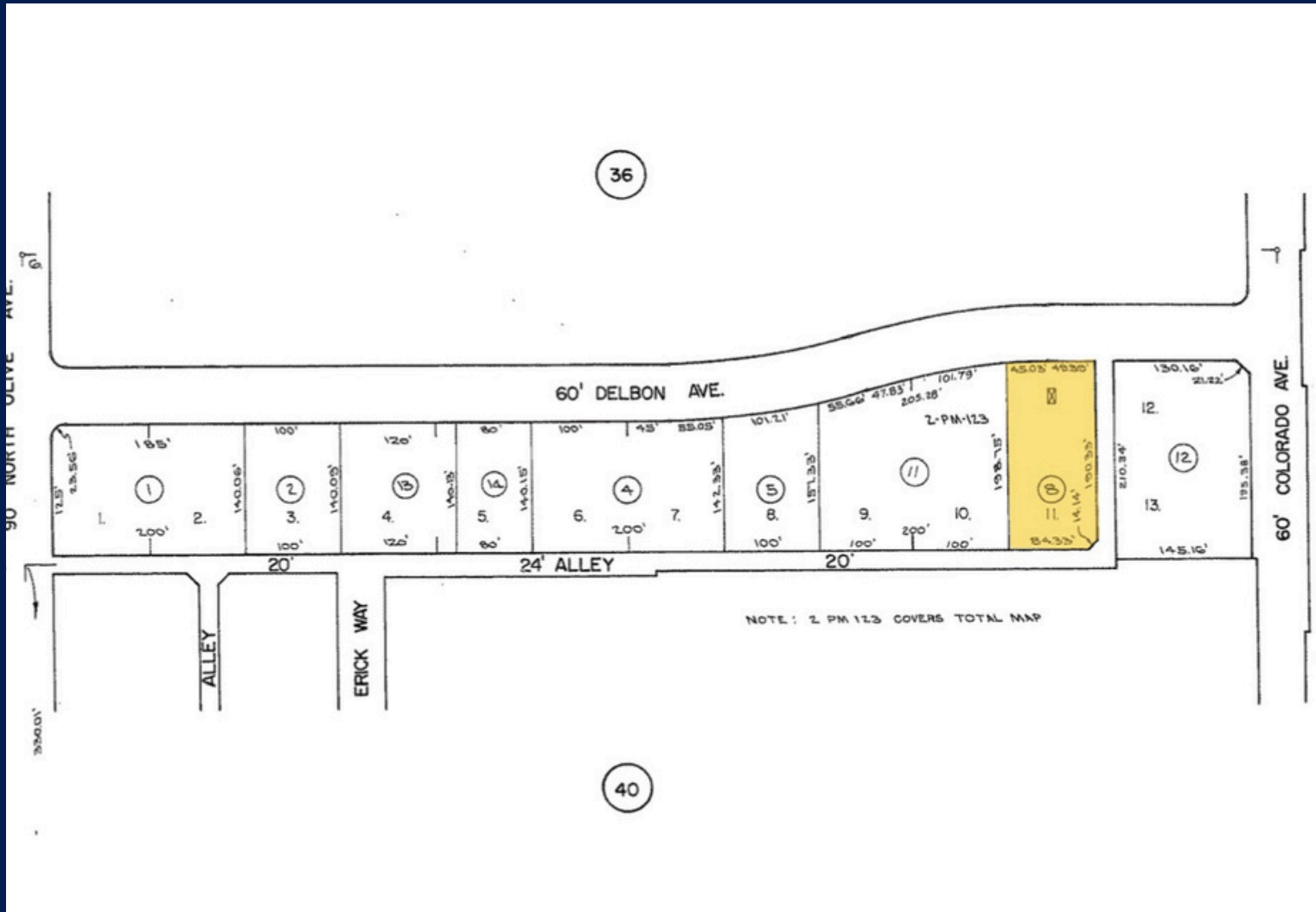
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# Parcel Map



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