

FOR SALE

3513 Atchison Street | Riverbank | CA | 95367-2054



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

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Property Overview

Address:	3513 Atchison Street Riverbank, CA 95367-2054	County:	Stanislaus County
Sales Price:	\$450,000.00	Zoning:	Commercial Retail
Building Size:	± 716 SF (Commercial Building, Per City) ± 728 SF (Residential Building, Per City)	Parcel Numbers:	132-005-019
Lot Size:	± 6,098 SF/± 0.14 AC		

Overview:

Located in the heart of Downtown Riverbank, 3513 Atchison Street offers a prime opportunity for retail, office, or service-oriented businesses seeking excellent visibility in one of the city's established commercial corridors. This property is situated on ± 0.14 AC. The property features a ± 716 SF commercial building at the front of the parcel with a separate ± 728 SF residential home at the rear and benefits from convenient access to Patterson Road, Highway 108, and neighboring Modesto and Oakdale, making it easily accessible to both local residents and regional customers. Surrounded by a mix of established businesses, restaurants, and community amenities, the property is well-positioned for owner-users, investors, or entrepreneurs looking to establish a presence in Riverbank's growing business community. Its central location, flexible commercial potential, and proximity to expanding residential neighborhoods make this an outstanding opportunity to serve the surrounding market.

Highlights:

- Owner User or Investment
- \$1,600.00 a month in place income
- Newer Roof

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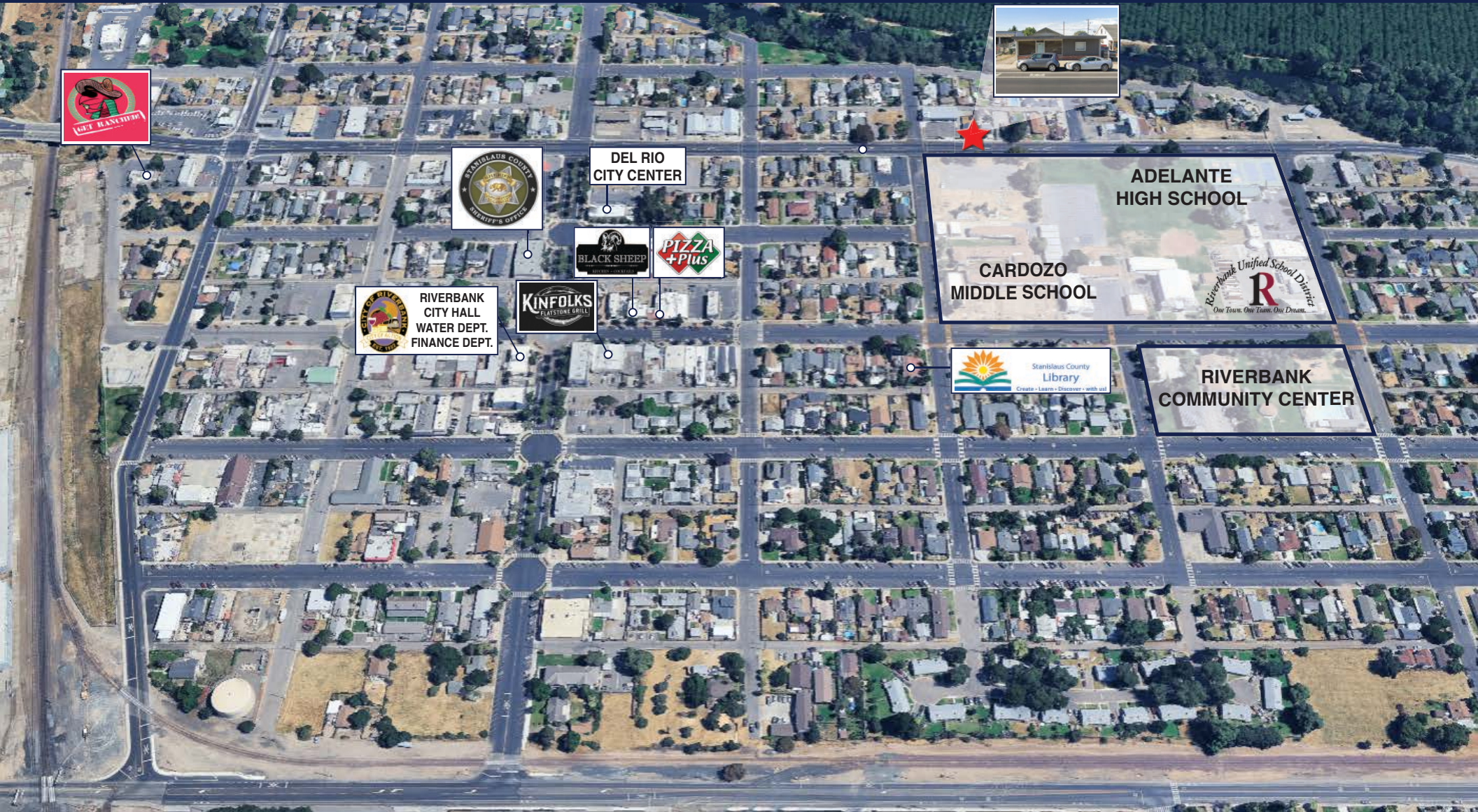
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Location Map



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Regional Map



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Parcel Map

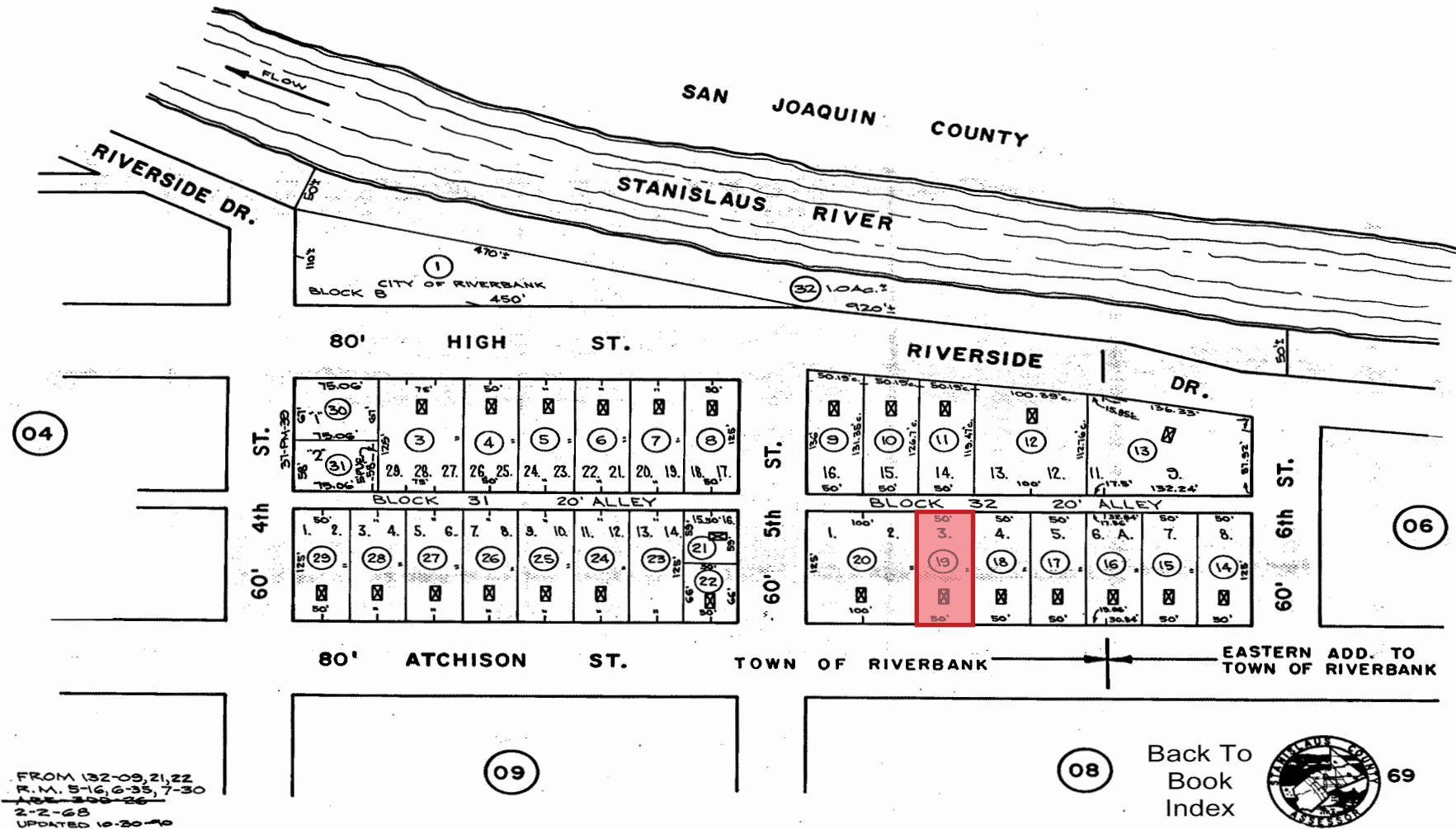
THIS MAP FOR ASSESSMENT
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PORTION N 1/2 SECTION 25 T. 2 S. R. 9 E. M.D.B. & M.
PORTION EASTERN ADD. TOWN OF RIVERBANK-BLK. 32
PORTION TOWN OF RIVERBANK-BLKS. 31 & 32

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