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SOLD A VI

1962-1976 EDWARDS AVE.
Merced



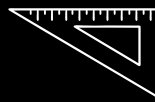
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THE PROPERTY

About the Complex



8 UNITS



16,203 SQ.FT.
LOT SIZE



1979
YEAR BUILT

Exceptional investment opportunity in Merced, CA! This well-maintained 8-unit apartment building features (8) spacious 2-bedroom, 1-bathroom units, each approximately 850 sq. ft. The desirable unit mix appeals to long-term tenants, making it an excellent addition to any investment portfolio. Conveniently located near shopping, schools, public transportation, and UC Merced, the property benefits from strong rental demand and stable occupancy. Whether you're expanding your portfolio or completing a 1031 exchange, this multifamily asset offers reliable income potential in a growing Central Valley market.

KEY FEATURES

- Professional Exterior Paint
- 12 Minutes from UC Merced & Merced College
- 15 Minutes from Mercy Medical Center
- Close to shopping center and Golden Valley High School.



SOLD **A**VI



LISTED AT **\$1,165,000**