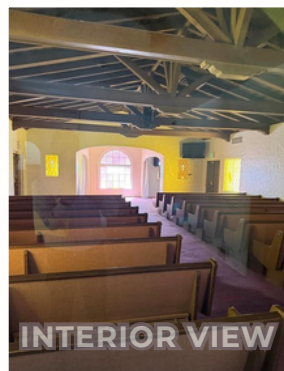


FOR SALE

Ivers and Alcorn Funeral Home 901 Main Street, Merced CA 95340



STREET VIEW



INTERIOR VIEW



3 CAR GARAGE



5 CAR GARAGE

Unique opportunity in the heart of Merced.
The Ivers and Alcorn Funeral Home, located on Main Street. The main building features a large chapel area, private offices, upstairs living quarters, a partial basement, and a 3 car garage with an attached warehouse area with 5 garages. A third parcel, located directly across the street, provides approximately 15,000 SF of off-street parking (44 parking spaces). This property is well suited for continued use as a funeral home, or can be repurposed for a church, school, event center, or community gathering space. Buyer to verify permitted uses with city.

Don't miss this rare opportunity to own a prominent corner location with ample space, visibility and potential.



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**COLDWELL BANKER
COMMERCIAL**

SELECT
REAL ESTATE

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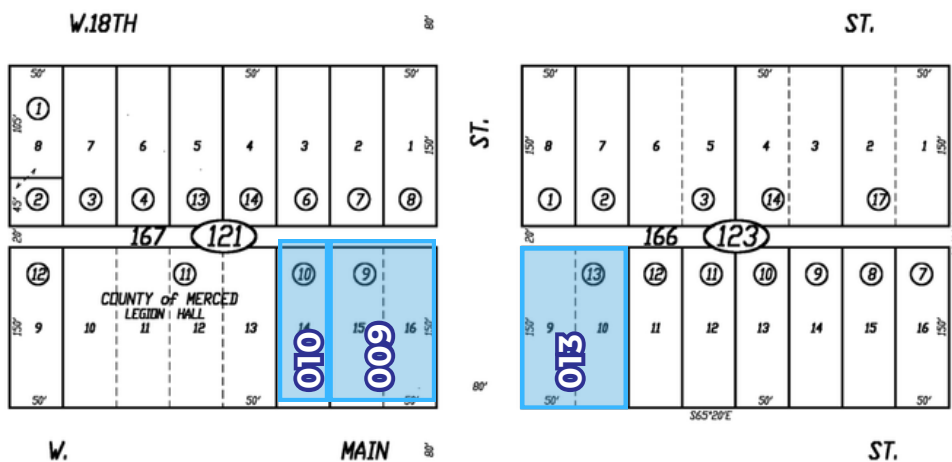
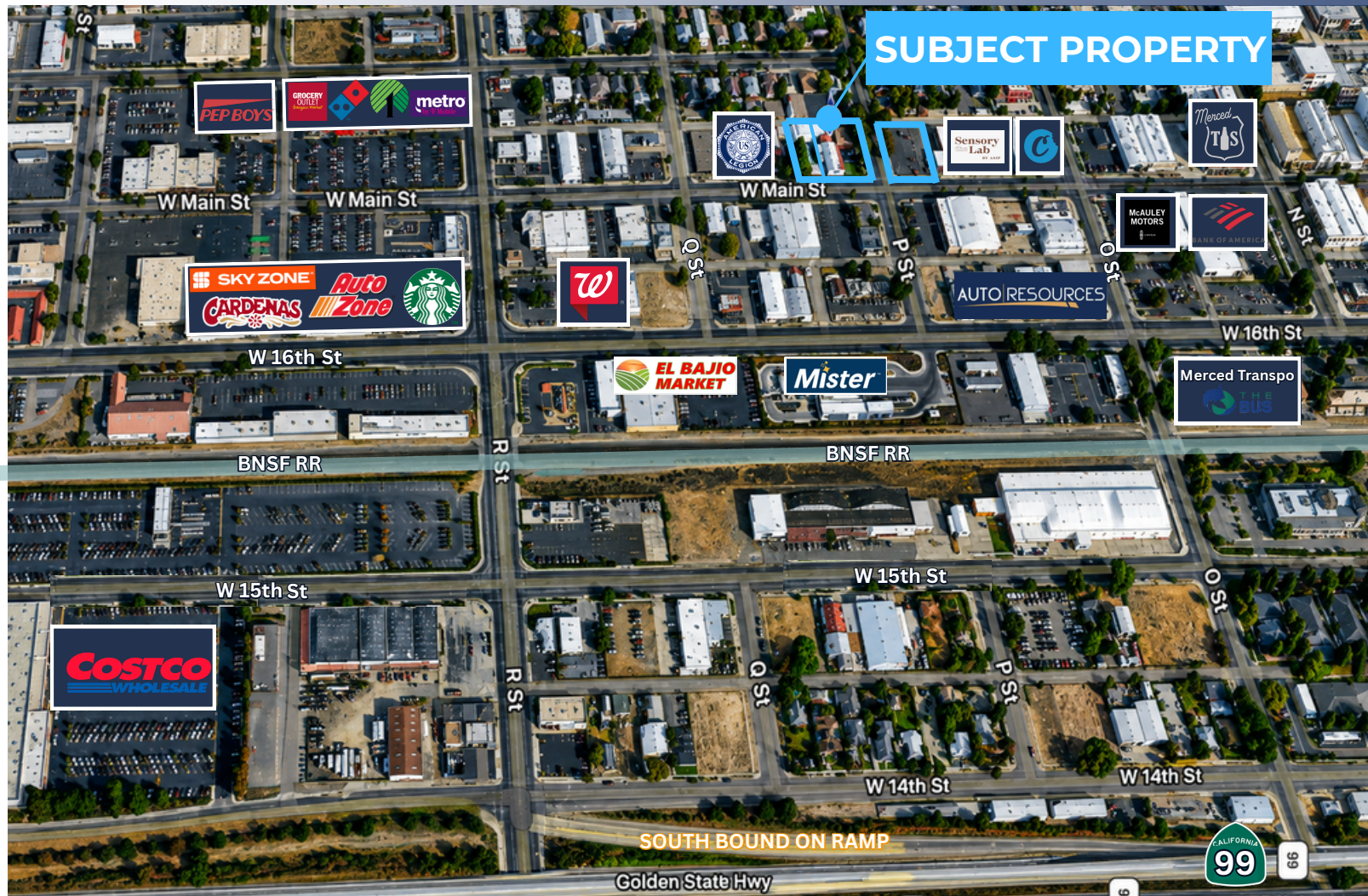


TINETTI REALTY GROUP
2930 G STREET, MERCED
www.MercedRealEstate.com

FOR SALE

Ivers and Alcorn Funeral Home
901 Main Street, Merced CA 95340

SUBJECT PROPERTY



- CHAPEL AREA, OFFICES, GARAGE, WAREHOUSE + LIVING QUARTERS
- TOTAL OF 3 PARCELS: 031-121-010, 031-121-009 and 031-123-013
- 8,446 ± SF BUILDING
37,536± SF LOTS COMBINED
- 2 PROMINENT CORNER LOCATIONS
- 15,000 SF OFF-STREET PARKING
44 SPACES INCLUDING 1 HANDICAP
- EASY ACCESS TO HWY 99
AND MAJOR REGIONAL ROUTES
- SALE PRICE: \$750,000

PROPERTY HIGHLIGHTS

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