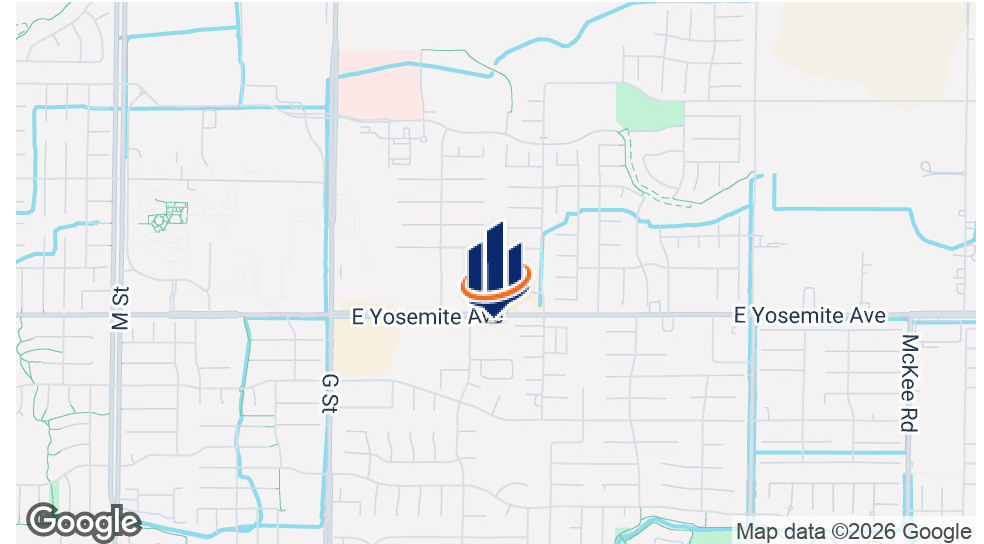


# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,175,000</b>
Suite B	1,724 SF
Suite C:	2,296 SF
Lot Size:	4,500 SF
Price / SF:	\$286.59
APN:	006-570-016

## PROPERTY OVERVIEW

Elevate your portfolio with this exceptional office investment opportunity in one of Merced's most desirable North Merced corridors. Ideally positioned along Yosemite Avenue, this offering includes two well-located suites (B & C) benefiting from high visibility and consistent daily traffic. Suite C, approximately 2,296 sq ft, is currently leased providing immediate income stability while Suite B, offering 1,724 sq ft, presents a rare value-add opportunity for customization or lease-up. The property is surrounded by established medical and professional users, with close proximity to Mercy Medical Center Merced and a variety of popular dining and service amenities.

Ample on-site parking ensures convenience for both staff and clients, while the layout and location make this asset especially well-suited for medical or professional office use. Combining strong in-place income, upside potential, and a premier location, this is a compelling opportunity in a growing Central Valley market.

# Location Description



## LOCATION DESCRIPTION

Strategically located on Yosemite Avenue in Merced, Suites B & C offer a prime office investment opportunity with strong visibility and consistent traffic exposure. The property benefits from a central location surrounded by established businesses and key demand drivers such as University of California, Merced and Merced College. With convenient access to Highway 99, this asset is well-positioned for stable occupancy and long-term growth in a steadily expanding market.

## HIGHLIGHTS

- 2 units
- 4,100 SF total
- Prime Merced location
- Ideal for office use
- Well-maintained property
- Attractive investment opportunity
- Flexible floor plan
- Ample parking available