

Retail Property For Lease

# 115 Frances Avenue, Modesto, CA



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

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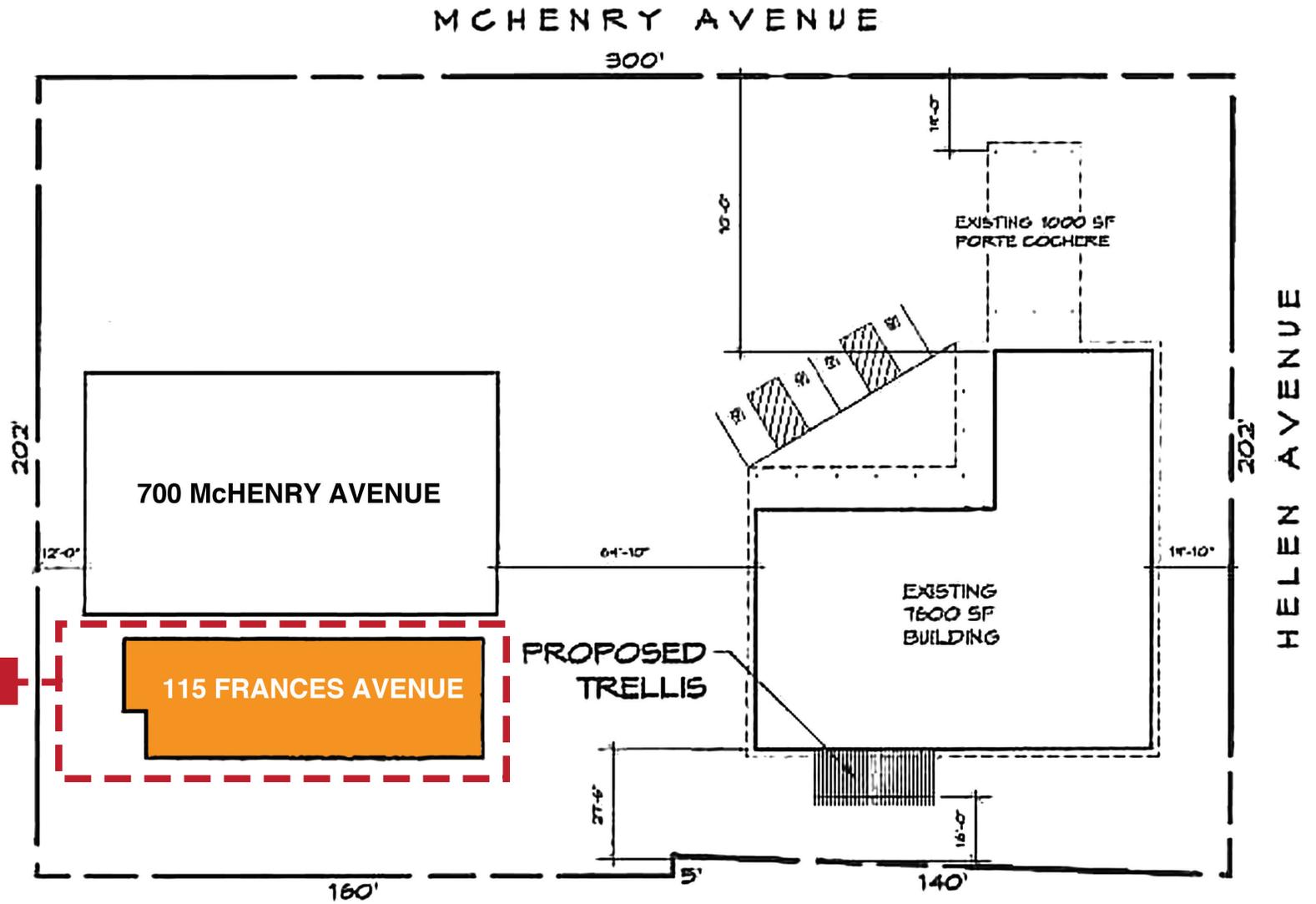
## Property Information

<b>APN Number</b>	-	<b>Address</b>	115 Frances Ave, Modesto, CA 95350
<b>County</b>	Stanislaus	<b>Lot Name</b>	Former DMC Foundation Office
<b>Tot. Space Available</b>	2,640 sf	<b>Property Type</b>	Office
<b>Rental Rate</b>	\$0.75 /sf/Month	<b>Property Sub-Type</b>	Office Building
<b>Min. Divisible</b>	2,000 sf	<b>Building Size</b>	2,640 sf
<b>Max. Contiguous</b>	2,640 sf	<b>Building Class</b>	B

## Property Description

115 Frances Ave is a +/- 2,640 sf free standing office building and is a part of 730 McHenry Ave and 700 McHenry Ave in Modesto, CA. All addresses were formerly utilized by Doctors Medical Center Foundation. The overall site sits on over 1.6 acres. The entire property was recently purchased and the new owner will be leasing out 115 Frances Ave to a suitable office tenant. Building has store front signage. There is a small warehouse portion of the building that the owner will occupy or consider sharing with a suitable tenant. VERY AGGRESSIVELY priced at only \$0.75 NNN. Contact listing agent to show.

McHenry Avenue, Centrally Located, immediate access to downtown, shopping, banks, restaurants, etc.



See Floor Plan

## Exterior Elevation



# Floor Plan

