

# 1622 Vernon Avenue, Modesto

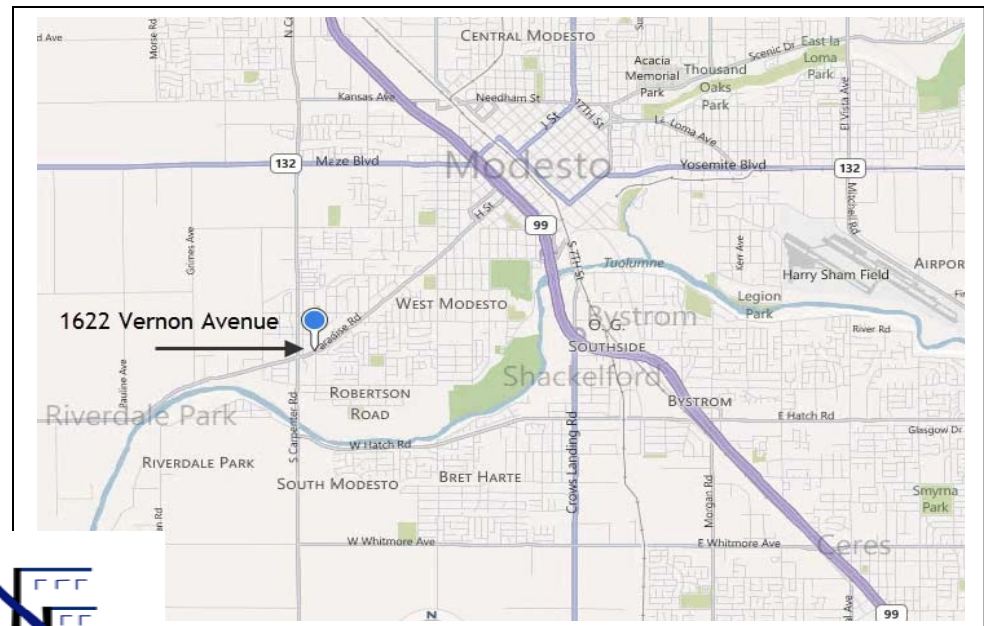
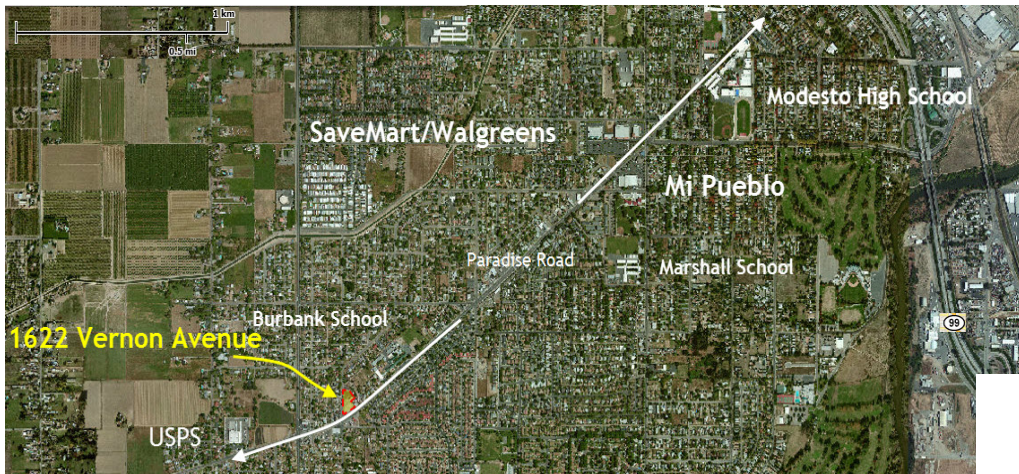
NEC of Paradise Road and Vernon Avenue, Stanislaus County, CA

## Available



### FOR SALE GROUND LEASE BUILD TO SUIT

**Location:** NEC of Paradise Road & Vernon Avenue, Modesto  
**Land Area:** 44,871.9 (+/-) SF (Source: County GIS)  
**APN:** 037-012-015  
**Zoning:** Highway Frontage (H-1) Stanislaus County Jurisdiction  
**Permitted Uses include:** Automobile agency, Automobile repairs Shop, Day Care Center, Office, Personal Service Establishment, Restaurant, Retail, Service Station and many other uses.  
**Special District:** Within the Modesto Enterprise Zone  
**Highlights:** In-Fill property along local primary arterial retail corridor, Corner Location, 200+ Foot Frontage on Paradise Road.



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