

**For Sale \$995,000**

225 Lander Ave Turlock CA 95380



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

[PMZCommercial.com](http://PMZCommercial.com)

**JORDAN AMARANT**

DRE# 01911219

209.345.8209 | [jamarant@pmz.com](mailto:jamarant@pmz.com)

## Property Description

### 225 Lander Ave Turlock CA

**APN: 050-023-056**

**Building Size: 5,572 SF**

**Lot Size: 0.24 ac**

**Zoning: Transitional Commercial**

**Listing Price: \$995,000**

225 Lander Ave presents an excellent opportunity to acquire a highly sought after Downtown Turlock retail or office building. Property was remodeled throughout in 2021, with a large open showroom that includes 16 foot ceilings. Upgrades include LED Lighting, two new ADA restrooms, 3 new HVAC units, LVP flooring, new paint inside and out. All upgrades were done with permits.

Building is in excellent shape inside and out.  
DO NOT DISTURB TENANT. All showings must be scheduled with listing agent.



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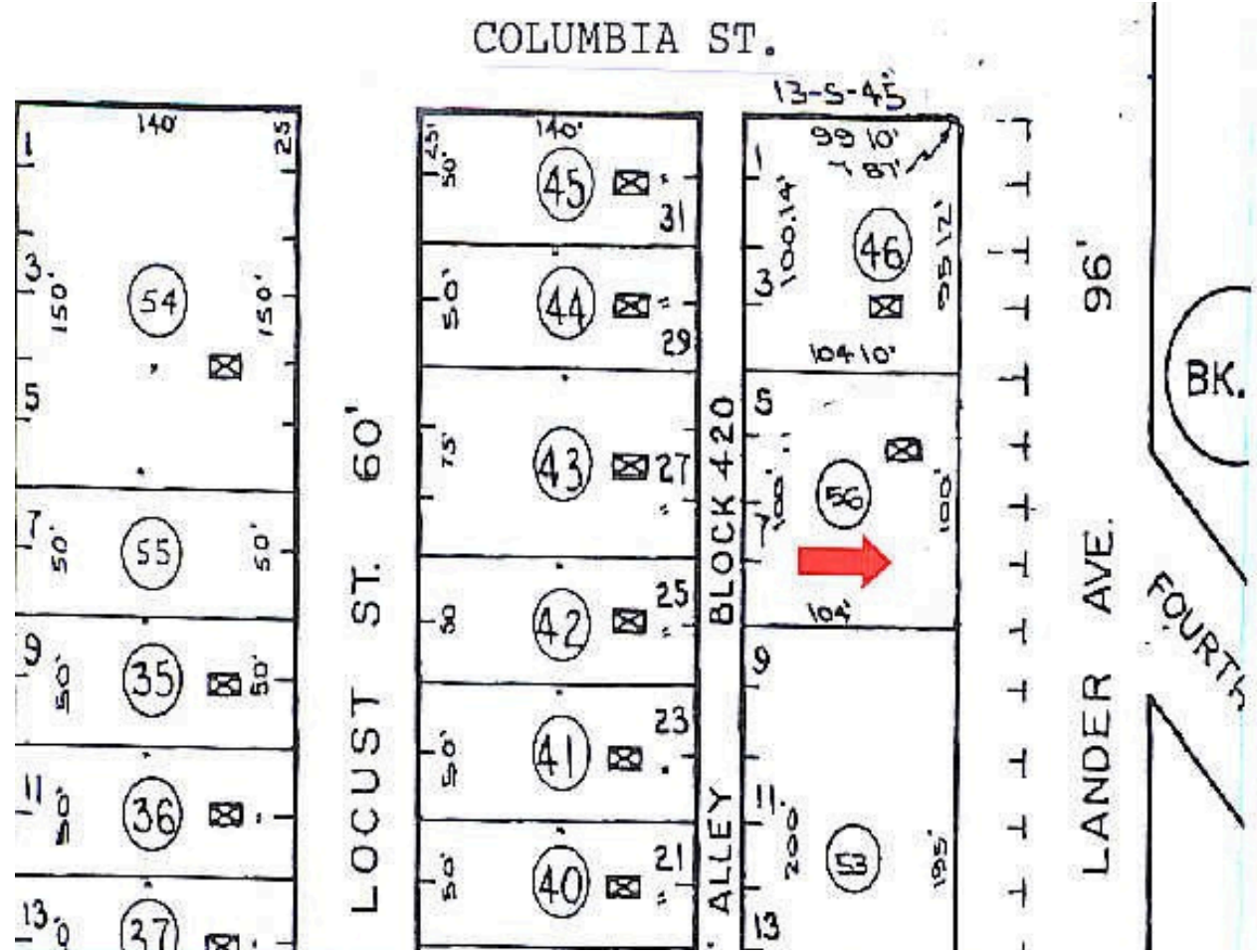


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# Parcel Map



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