



RETAIL CENTER FOR SALE
4200 N. GOLDEN STATE BLVD.
TURLOCK, CA
\$1,995,000.00

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4200 N. GOLDEN STATE BLVD. TURLOCK, CA

Price: \$1,995,000

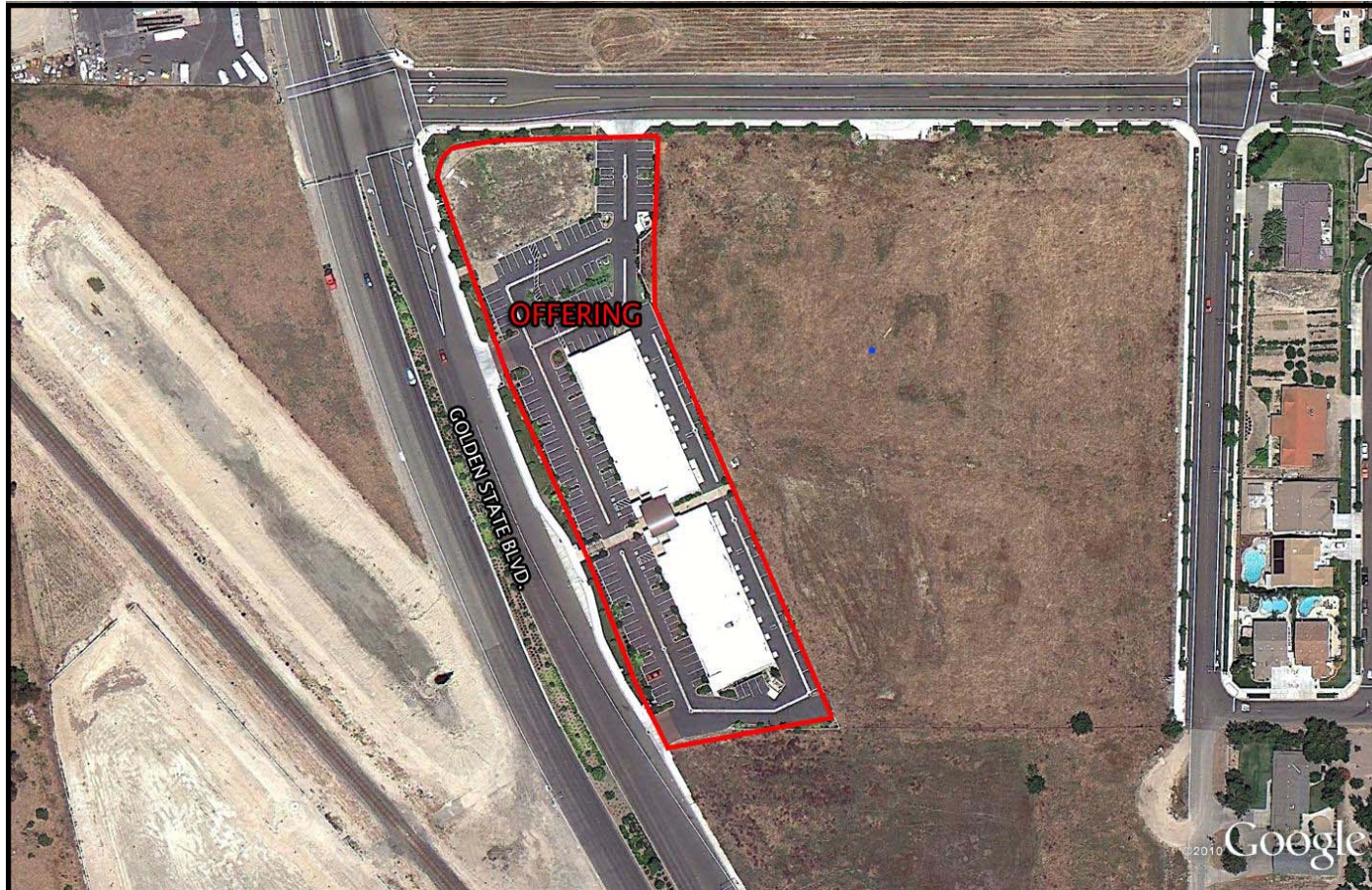
APN (Stanislaus County): 087.029.002(001)

Price per Sq. Ft.: \$97

Land Area: ±132,858

Location: 4200 N. Golden State Blvd.
Turlock, CA

Existing Improvements: +20,602 BUILDING IMPROVEMENTS
+45,738 RETAIL PAD



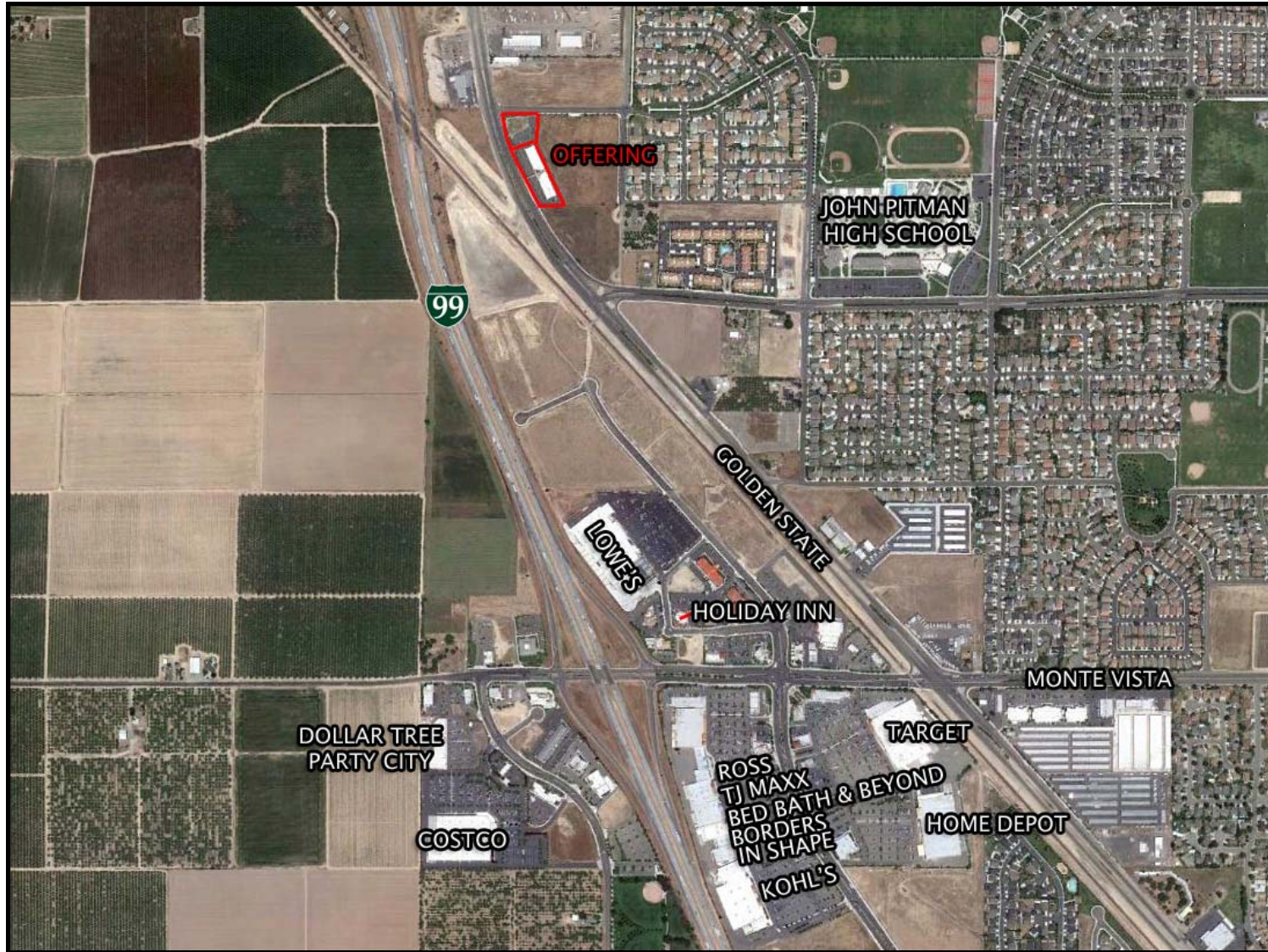
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**4200 N. GOLDEN STATE BLVD.
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CoSol Commercial Real Estate is pleased to present this ±20,602 Square Foot building in Turlock, California for Sale or Lease. The property is located in North Turlock near Monte Vista Crossings the major shopping destination for south Stanislaus County. The site benefits from HWY 99 visibility and Golden State Boulevard.

This offering is two freestanding retail buildings each measuring ±10,301 square feet in addition to a ±45,738 square foot pad. Great location for retail, office, showroom or specialty retail. This offering is priced well below replacement costs while offering the opportunity of future development.

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