

# BANK-OWNED RETAIL BUILDING AVAILABLE FOR SALE



836 T Street | Merced, CA

## CONTACT EXCLUSIVE AGENT:

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- Approximately  $\pm$ 5,000 SF Retail Building
- Excellent layout with sales floor, private office, storage and coolers.
- Excellent owner user opportunity
- Building signage available
- Direct, access to/from Highway 99
- Located on the corner of T and 9<sup>th</sup> Street

COSOL COMMERCIAL REAL ESTATE  
2020 STANDIFORD AVE., SUITE D-1  
MODESTO, CA 95350

PHONE: (209) 521-1591  
FAX: (209) 521-0142

**Sales Price: \$349,000**



