

# LOS BANOS COMMERCIAL BUILDING

Merced County, California

\$300,000



- 507 J Street, Los Banos
- 1,200± Sq. Ft. Bulding on 0.086± Acres
- Located in the Heart of Commercial District
- Recently Updated Office Space

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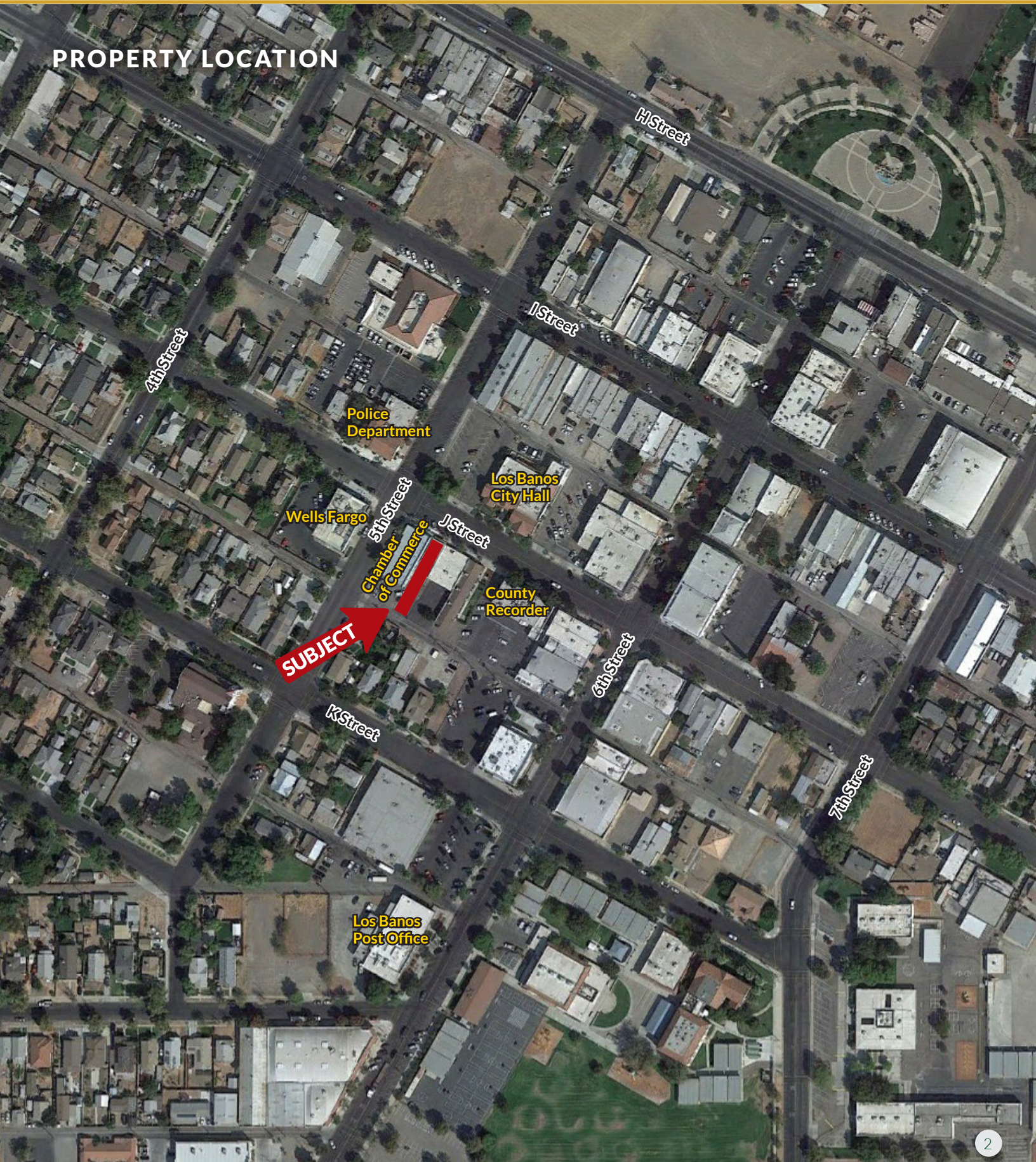
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CA DRE #00020875

# LOS BANOS COMMERCIAL BUILDING

MERCED COUNTY, CA

## PROPERTY LOCATION



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MERCED COUNTY, CA



## PROPERTY INFORMATION

### DESCRIPTION

This 1,200± square foot building was recently updated and was previously used as office space. There is a large front reception area with granite counter tops and tile flooring, along with three offices, concrete block safe room, private restroom, and a storage/ server room. The building is 1,200± square feet on a 3,751± square foot lot (0.086± acres).

### LEGAL

Merced County APN: 026-052-002

Located in a portion of Section 14, T10S, R10E, M.D.B.&M.

### ZONING

C-1 General Commercial District, City of Los Banos.

### LOCATION

This commercial building is located in the heart of Los Banos' downtown commercial district at 507 J Street, Los Banos, CA 93635. Nearby businesses include City Hall, Wells Fargo, law offices, chiropractor, and beauty salon.

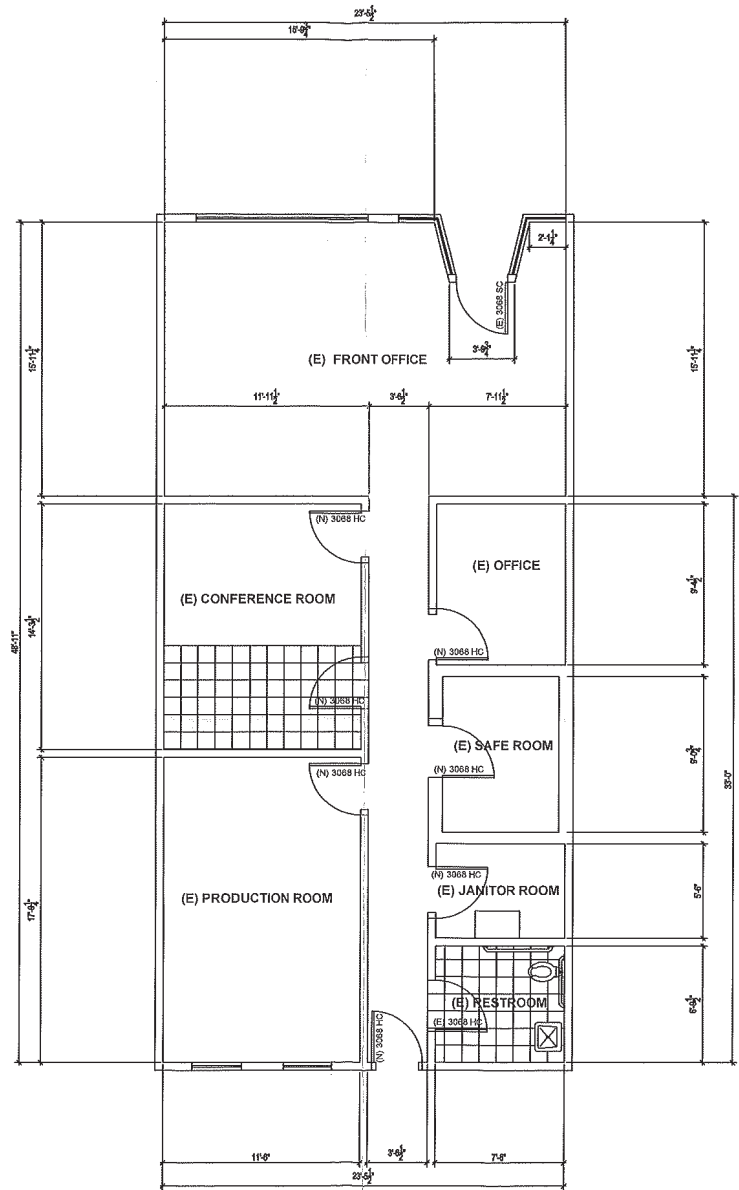
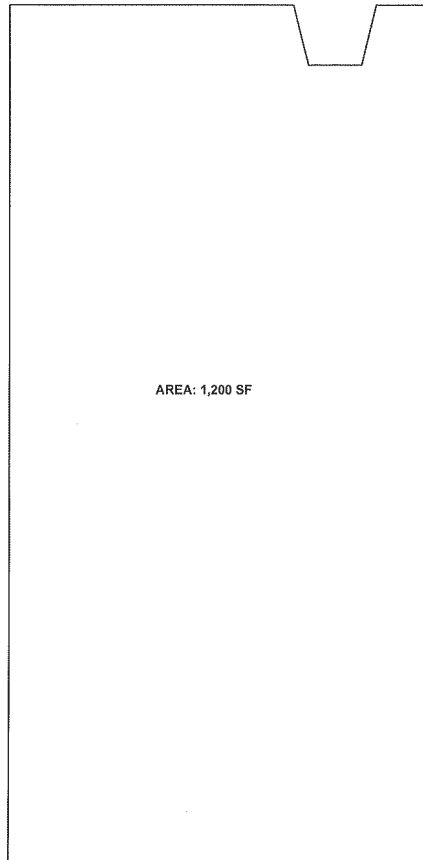
### PRICE/TERMS

\$300,000 cash at the close of escrow. Sale of the property is subject to court approval and may be subject to overbid and final approval by the Bankruptcy Court.

Seller is a court-appointed plan administrator in a Chapter 11 bankruptcy case. Because Seller has limited information regarding the property, the property is being sold "AS-IS".



## FLOOR PLAN

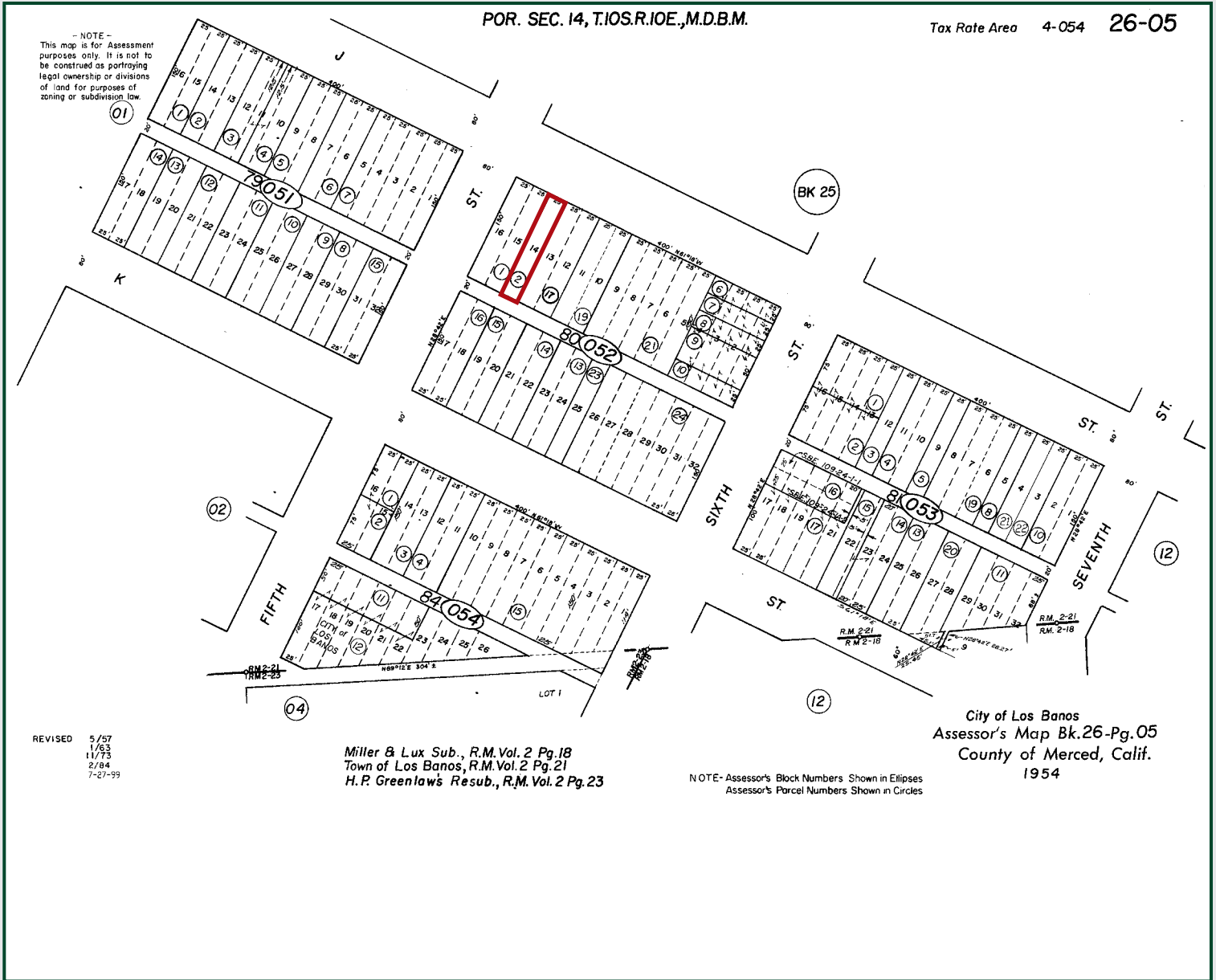


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MERCED COUNTY, CA



## PARCEL MAP



## PROPERTY PHOTOS



## PROPERTY PHOTOS



# LOS BANOS COMMERCIAL BUILDING

MERCED COUNTY, CA



## PROPERTY PHOTOS



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:  
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>  
Telephone Number: (916) 653-5791

**Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.**



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