



11,552± SF OFFICE BUILDING FOR SALE

3191 "M" Street • Merced, CA

NORTH ELEVATION

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OFFERING

This is a two-tenant building that can be purchased by an owner/user or investor. Both tenants are on short term leases or month-to-month. The office building is a total of 11,552± SF located at 3191 "M" Street, easily accessible from all corners of the City of Merced and Atwater. The property is in great shape and is a short walk to Merced Mall with all of it's amenities.

Price: \$1,795,000

Building Size: 11,552± SF

Zoning: PD (Planned Development)

Lot Size: 40,419± SF

APN: 236-220-012-000



EAST ELEVATION

AGENT CONTACT INFO

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NORTH ELEVATION

3191 M STREET, MERCED CA - RENT ROLL SUMMARY

Tenant Info	Sq. Ft.	Lease Terms	Monthly Rent	Annual Rent	Monthly Rent/SF	Yearly Rent/SF
David & Marie MacLachlan	1,518	Month-to-Month	\$1,559.52	\$18,714.24	\$1.03	\$12.33
County of Merced	10,034	thru May 31, 2023	\$16,672.12	\$200,065.00	\$1.66	\$19.93
Current Totals:	11,552 SF		\$18,231.64	\$218,779.24		

3191 M STREET, MERCED CA · INCOME & EXPENSE

PRICE:	\$1,795,000
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Price per Square Foot:	\$155
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Total Rent-able Area (SF):	11,552± SF
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Lot Size (acres)	40,419± SF
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CURRENT ANNUAL INCOME	Scheduled Rent - 2 Tenants	\$218,779
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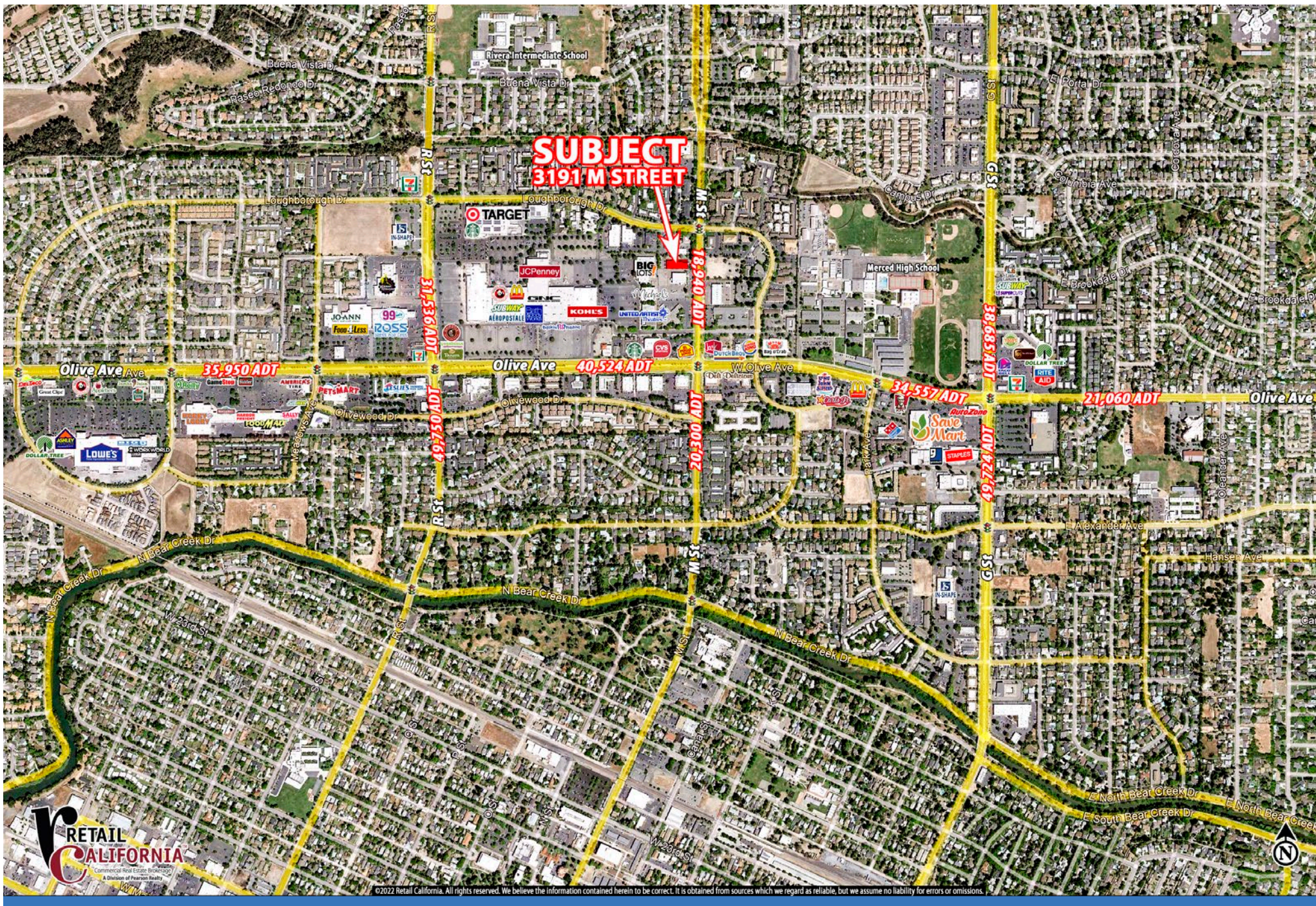


3191 M STREET, MERCED CA • SOUTH ELEVATION



SOUTHEAST ELEVATION

3191 M STREET, MERCED CA • MID-ZOOM AERIAL



SUBJECT
3191 M STREET

MERCED

1 MILE RADIUS

State Hwy 99

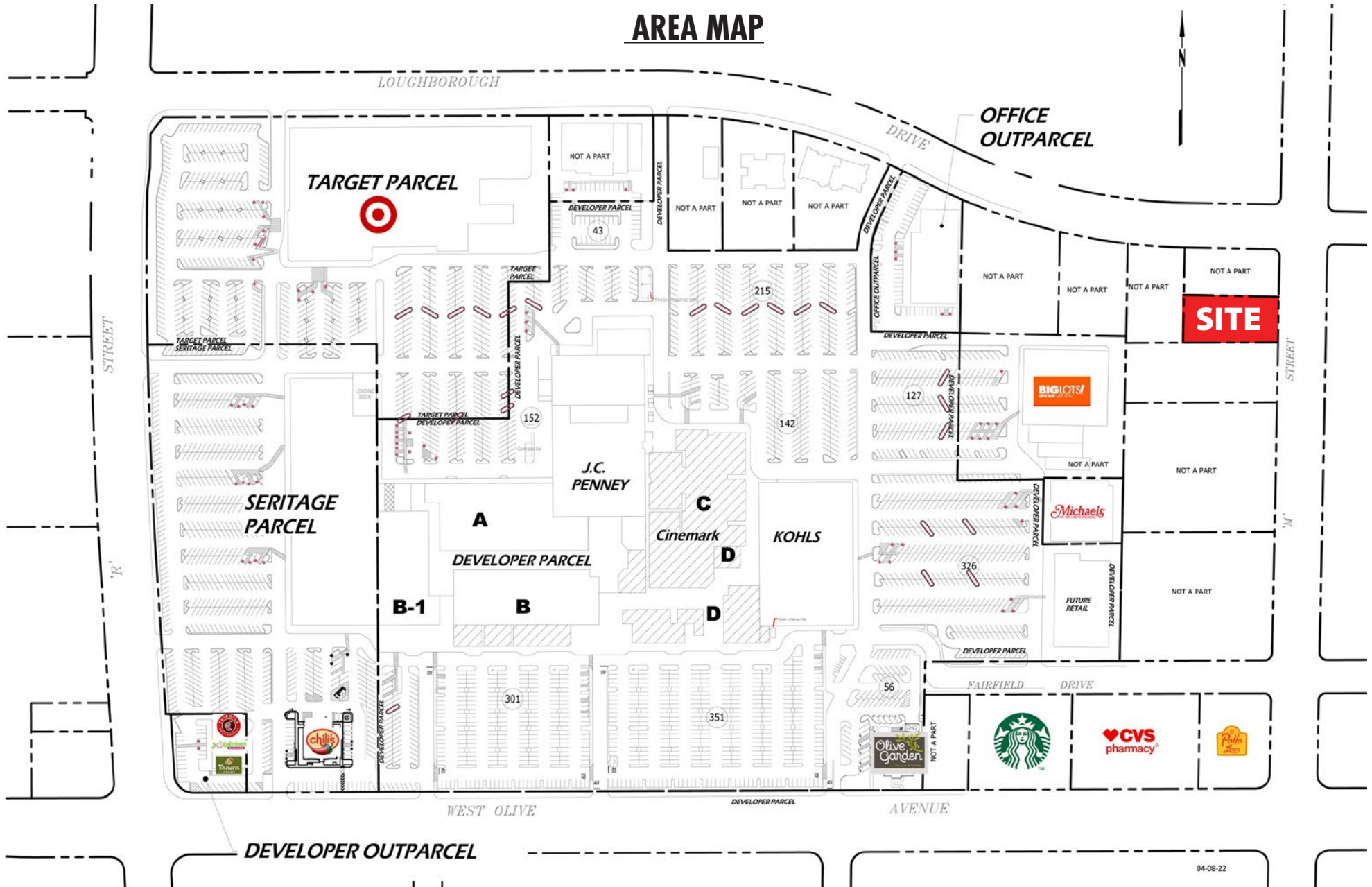
State Hwy 140

Merced Municipal Airport

Merced College

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AREA MAP



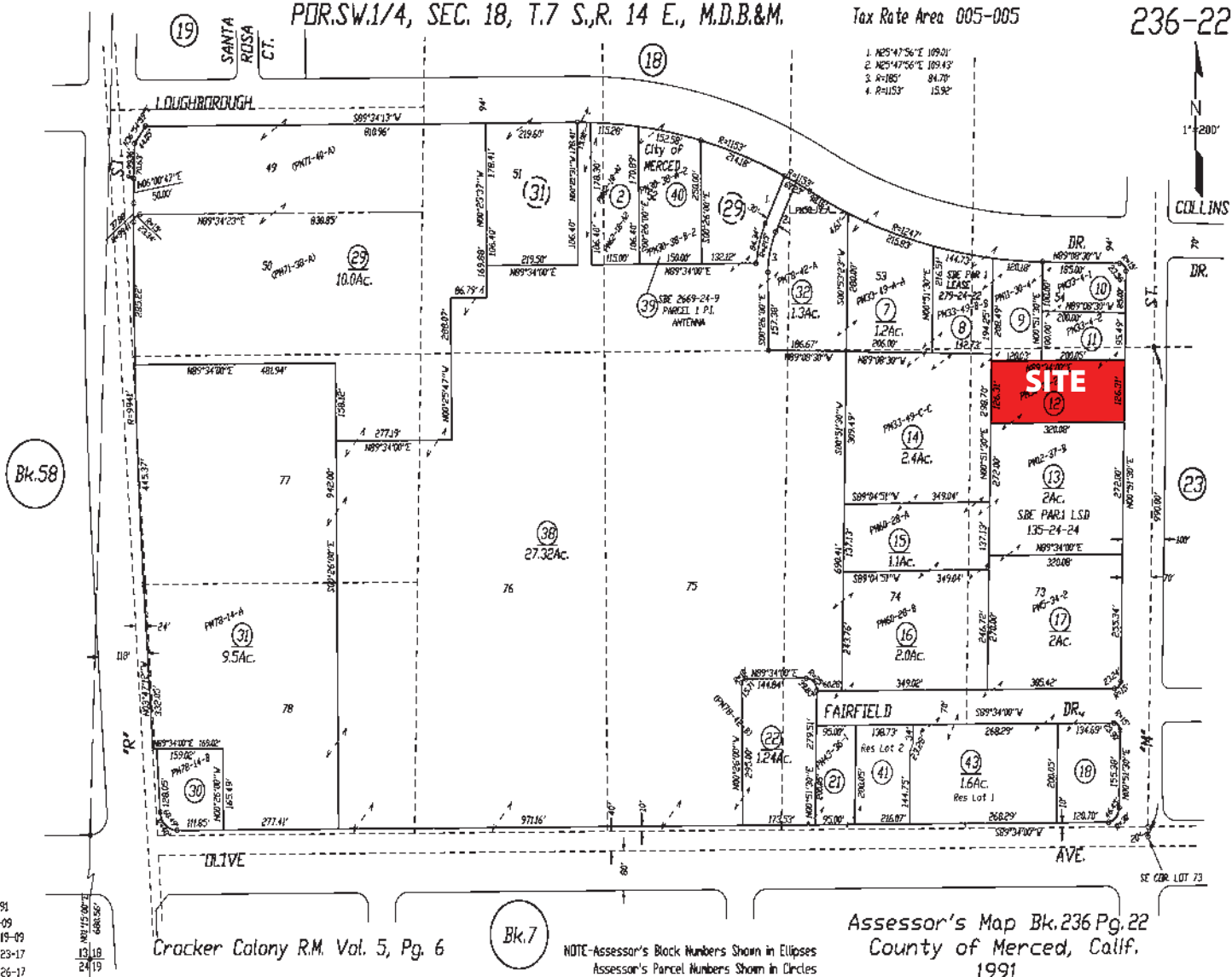
PARCEL MAP

PDR.SW.1/4, SEC. 18, T.7 S., R. 14 E., M.D.B.&M.

Tax Rate Area 005-005

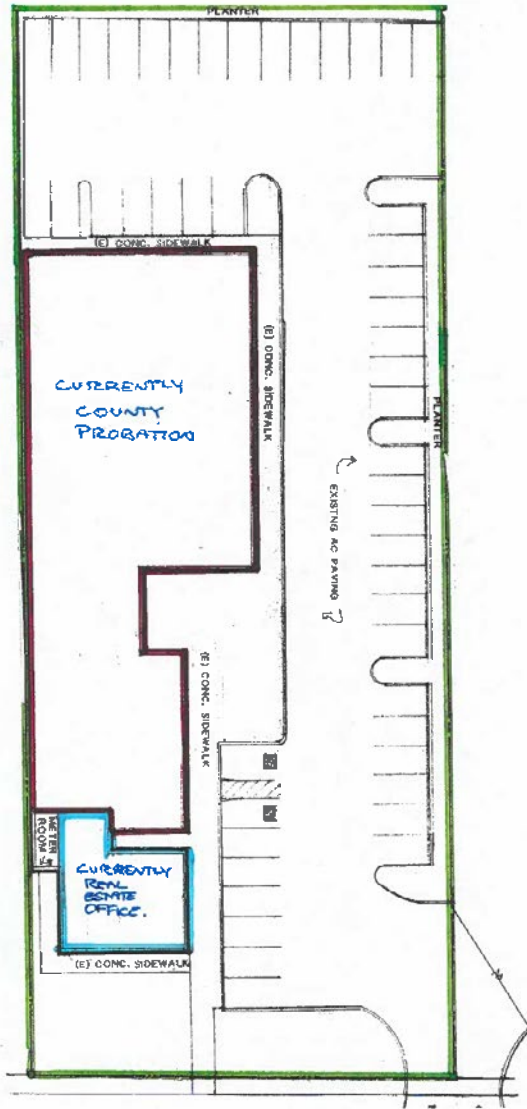
236-22

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as conveying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

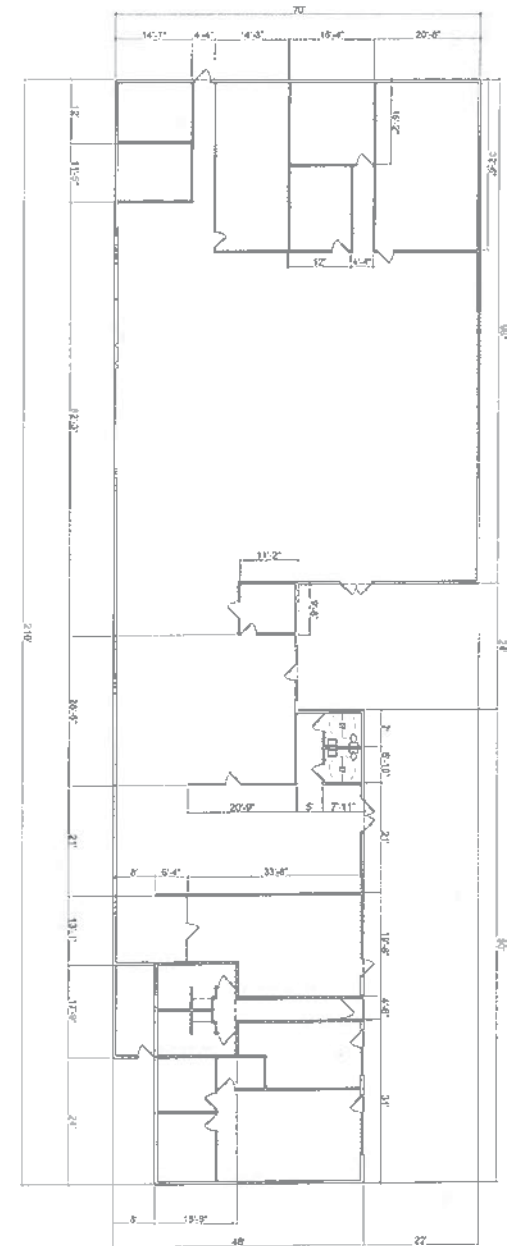
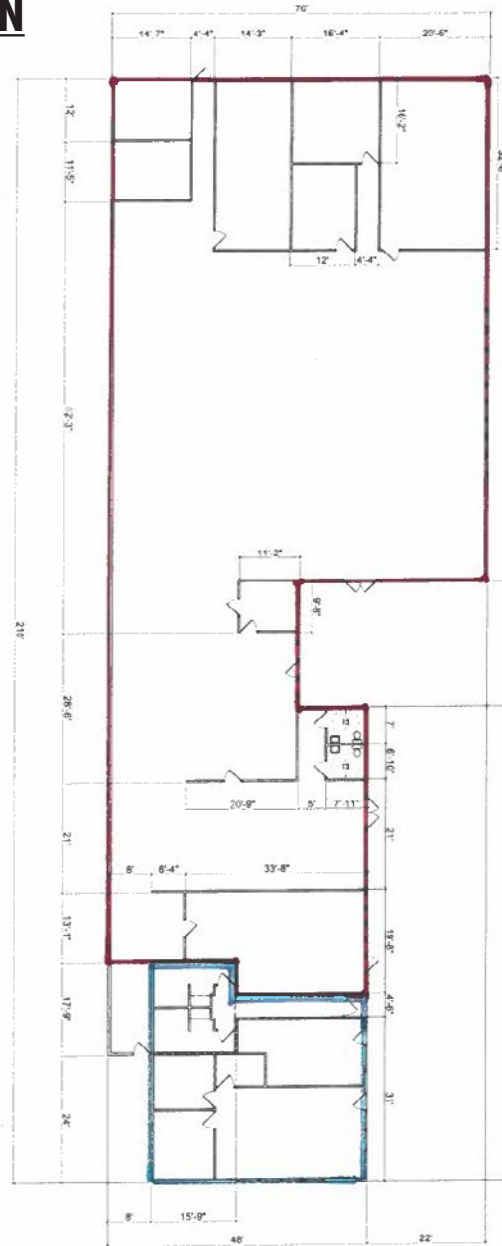


DRAWN 8-91
REDRAWN 08-09
REVISED 10-19-09
REVISED 10-23-17
REVISED 12-26-17
REVISED 01-11-18

3191 M STREET, MERCED CA • FLOOR PLAN



3191 M. STREET
MERCED, CALIFORNIA



3191 M STREET, MERCED CA • CLOSE-UP AERIAL MAP

