



\$480,000

1400 SHAFFER ROAD, ATWATER, CA, US, 95301

<https://apogee-realestate.com>

- MixedUse
- CommercialSale
- Active

1.1 Acres-This property is currently zoned General Commercial (CG-1) with an existing residential unit grandfathered in as “legal non-conformance.” Buyers [...]



Basics

Category: CommercialSale

Status: Active

Lot size: 46194, 46194 sq ft

County: Merced

Type: MixedUse

Floors: 1 floor

Year built: 1966

Building Details

Water Source: Public

Lot Features:

ZeroToOneUnitAcre,BackYard,FrontYard,SprinklersInFront,LotOver40000Sqft,Level,NearPublicTransit,RectangularLot,SprinklerSystem,StreetLevel,Trees,ValueInLand,Walkstreet,Yard

Building Area Units: SquareFeet

Construction Materials: Brick,Frame,Concrete,Plaster

Fencing:

FairCondition,GoodCondition,Partial,Wood



Amenities & Features

Parking Total: 2

Utilities:

CableAvailable,ElectricityAvailable,NaturalGasAvailable,SewerAvailable,SewerConnected,OverheadUtilities

Electric: Volts220InGarage,Volts220InKitchen,Volts220InLaundry

Laundry Features: Inside,LaundryRoom

Roof:

Composition,Wood

Cooling:

CentralAir,Electric

Heating:

Central,WoodStove

Appliances:

Dryer,Washer

Miscellaneous

List Office Name: Exit Realty Consultants

Listing Terms: Cash,Conventional,Exchange1031

Common Interest: None

Attribution Contact: 209-585-9101

