

# Commercial Lot

Size: Approximately 50,000 square feet

Location: The property is located at 1893 state highway 33, Gustine, California 95322. The two parcels are on the north end of the City of Gustine next to the high school in Merced County. APN: 063-070-006 and APN: 063-070-007.

Zoning: The property is zoned highway commercial by the County of Merced. For more information regarding specific permitted uses, contact Merced County Planning at (209) 385-7654.

Services: The City of Gustine provides water. Garbage and septic systems are acquired independently.

Improvements: The property has a dwelling that is rented for \$450 per month.

Price: \$200,000 (\$4.00 per square foot)

