

## Commercial Lot on Highway 33

Size: Approximately 2.25 acres.

Location: The property is located on the northwest corner of Bartch Avenue and Highway 33. It is located within the city limits of Patterson. The Assessors Parcel Number is 048-041-012

Zoning: The property is zoned general commercial. For land use clarification contact the City of Patterson Planning Department at (209) 895-8020.

Utilities: City sewer and water is available to the property. Electricity is available from the Turlock Irrigation Services.

Price: \$275,000

