

\$0 - 602 20th Street, Merced

MLS® #MC24218336

\$0

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 0 Acres

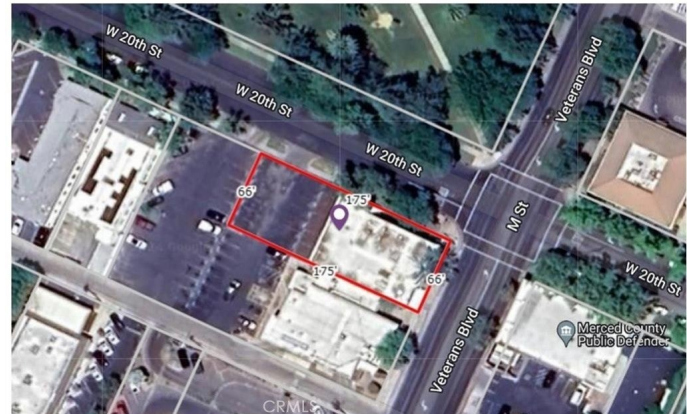
N/A, Merced,

602 W 20th St is a two story 7,500+/- freestanding building on the very busy signalized intersection of M Street and 20th Street. It is located within close proximity to Hwy 99 and the Merced Downtown District. The building consists of two levels, the bottom level at 5,000+/- square feet, the upper level at 2,500+/- square feet, an elevator in place and the flexibility of demising the building into smaller spaces. There are plans to modernize the exterior of the building and the ownership is ready to negotiate your Tenant Improvements. The ownership has plans to demise the building into 3 suites, Suite A has been leased, Suite B is 2,020 square feet and Suite C is a two level 3,571 square foot space.

Suites B and C are in shell condition, but Tenant Improvements can be negotiated. Site is also located near the Merced County Courts, Merced County Administrative building, the Merced County Courthouse Museum the Merced County Library and many fine dining opportunities in downtown. Other notable high-end buildings nearby are City Hall, the UC Merced Administrative Building and the Merced College Business Resource Center. Downtown Merced is forecasted to be the main hub for High-Speed Rail, bringing in many future business opportunities.

Built in 1993

Essential Information



MLS® #	MC24218336
Price	\$0
Bathrooms	0.00
Acres	0.27
Year Built	1993
Type	Commercial Lease
Sub-Type	Office
Status	Closed
Listing Agent	Ernesto Ochoa
Listing Office	Keller Williams Property Team

Community Information

Address	602 20th Street
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95340

Exterior

Lot Description	Corner Lot
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Interior

Heating	Central
Cooling	Central Air
# of Stories	2

Additional Information

Date Listed	October 21st, 2024
Days on Market	315
Short Sale	N
RE / Bank Owned	N

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