

\$0 - 450 Yosemite Avenue # D, Merced

MLS® #MC25170371

\$0

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 3 Acres

N/A, Merced,

Now available for lease, this 1,446 square foot Medical Office suite is located within a well-maintained Yosemite Professional Plaza at the corner of Yosemite Avenue and Cordova Avenue in Merced, CA. Zoned Planned Development (P-D), the space is ideal for medical, dental, or general office use.

The site includes a total of six (6) exam rooms including four (4) exam rooms with sinks.

Additionally, there are two (2) restrooms, one (1) waiting area, one (1) receptionist space, and two (2) storage rooms. Its layout supports both customer-facing and operational needs, making it a flexible solution for professionals or service providers. The suite offers an ADA ramp, one (1) public entrance and one (1) private entrance and offers a functional layout to support a variety of professional services. Situated in a high-traffic corridor approximately 1 Mile from Mercy Medical Center Dignity Health Hospital, the property offers great visibility and ample shaded parking for both clients and staff.



Built in 2005

Essential Information

MLS® #	MC25170371
Price	\$0
Bathrooms	0.00
Acres	3.00
Year Built	2005

Type	Commercial Lease
Sub-Type	Office
Status	Closed
Listing Agent	Dan Del Real
Listing Office	Del Real Commercial

Community Information

Address	450 Yosemite Avenue # D
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95340

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Heating	Central
# of Stories	1

Additional Information

Date Listed	July 29th, 2025
Days on Market	63
Zoning	P-D
Short Sale	N
RE / Bank Owned	N

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