

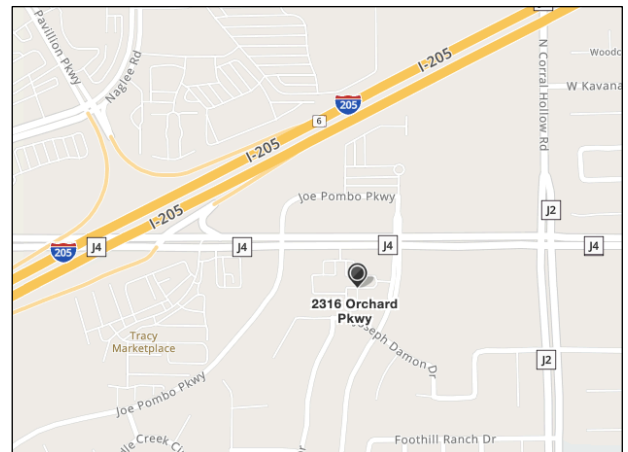
# FOR SALE | Office/Medical Building

## 2316 Orchard Parkway | Tracy, CA



### Offering Summary:

- Price \$4,895,000
- Building Square Feet 14,083sf
- Price Per Square Foot \$347.50/sf
- Parcel Size 1.05 Acres
- Cap Rate 6.5%



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# Property Overview

## Features:

- Central Location with Easy Access to Many Amenities
- Flexible Floor Plan
- Elevator Served
- Security system in building including cameras
- Medical Uses Allowed
- Fire Alarms and Sprinklers Throughout
- Four Suites (100% Occupied)
- Renovated in 2016
- Well Maintained Building/Professionally Managed

|                          |                                  |
|--------------------------|----------------------------------|
| Address:                 | 2316 Orchard Parkway Tracy, Ca   |
| Parcel Number:           | 238-19-012                       |
| Building Square Footage: | 14,083                           |
| Land Size:               | 1.05 Acres                       |
| Year Built:              | 2005                             |
| Zoning:                  | General Highway Commercial (GHC) |
| Parking:                 | 5.0/1000                         |
| Number of Suites:        | 4                                |



## For More Information Contact:



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