FORMER CHURCH FOR SALE

1635 Shaffer Road Atwater, California 95301



PROPERTY

The subject property an approximately 4,752 SF freestanding building located on a 47,916 SF lot. Improvements include a sanctuary, restrooms and offices/classrooms. Zoned R-1, the property is situated in a residential area along Shaffer Road with easy ingress/egress and access to highway 99.

HIGHLIGHTS

- > +/- 4,752 SF CHURCH BUILDING
- > ZONED R-1 IN THE CITY OF MERCED
- > EXCELLENT LOCATION ON SHAFFER ROAD
- > CONVENIENT INGRESS/EGRESS
- > AVAILABLE NOW!
- > 2% CO-OP FEE TO ALL PROCURING BROKERS

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SALE PRICE

\$495,000.00

DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
Population:	13,586	41,334	60,146
Housing Units:	4,578	13,452	18,340
Employees:	3,223	6,890	8,488
Avg HH Income:	\$57,282	\$66,367	\$65,350
2017 estimates, Alteryx.cor	n		

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COLLIERS INTERNATIONAL 10000 Stockdale Hwy., Suite 102 Bakersfield, CA 93311 www.colliers.com/bakersfield



Site Details

Property Address:	1635 Shaffer Road, Atwater, CA 95301
Site Area:	47,916 SF; APN 003-102-023
Improvements:	Former church facility
Zoning:	R-1 in the City of Merced
Building Area:	+/-4,752 SF
Sale Price:	\$495,000.00





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