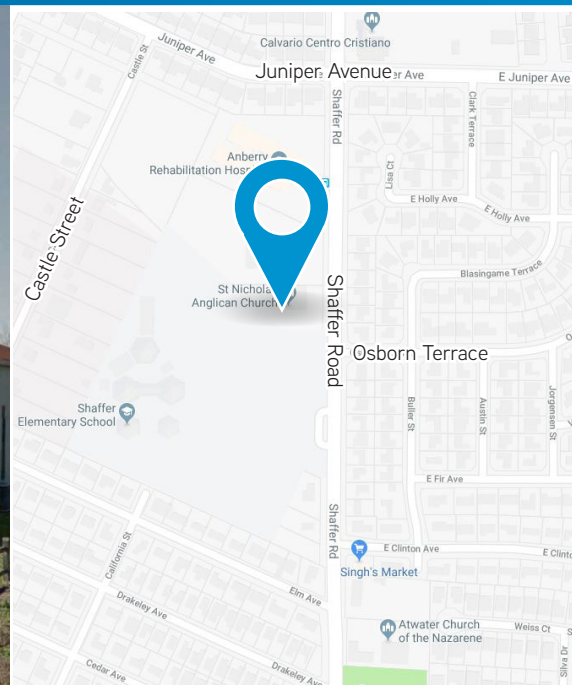


# FORMER CHURCH FOR SALE

1635 Shaffer Road  
Atwater, California 95301



## PROPERTY

The subject property is 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

## 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.com

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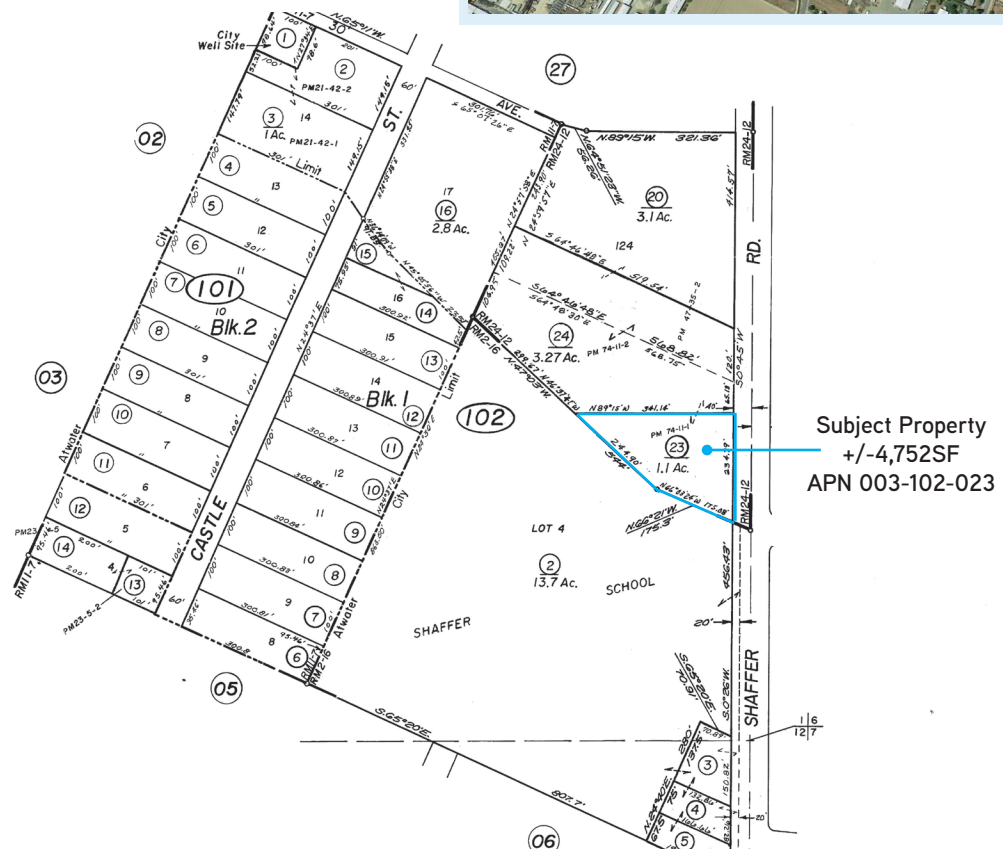
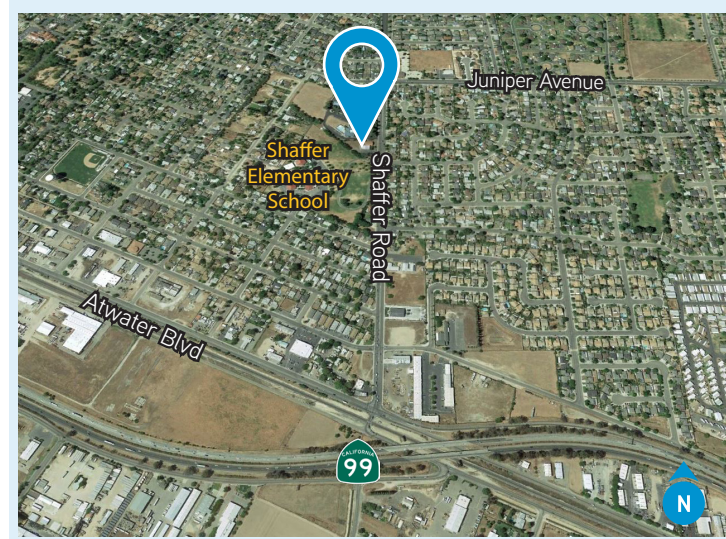
# FORMER CHURCH

1635 Shaffer Road  
Atwater, California 95301



## 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:	<b>+/-4,752 SF</b>
Sale Price:	<b>\$495,000.00</b>



## Contact Us

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