

900 SONORA

MADERA, CA 93638



PROPERTY DESCRIPTION

Welcome to 900 Sonora, a truly exceptional real estate opportunity that is sure to excite any savvy investor or entrepreneur. Currently functioning as a church, this versatile property offers endless potential for a wide range of uses.

Featuring two restrooms, multiple rooms, and plenty of office space, this property has all the space you need to create the business of your dreams. Whether you envision a storage facility, a thriving office complex, or even a bustling child daycare center, this property has the potential to make it all happen. And that's not all. The new HVAC system is just the icing on the cake, ensuring that the building will be comfortable and energy-efficient for years to come.

This investment opportunity is truly one-of-a-kind and is priced to move at just \$310,000. And with zoning use to be verified by the buyer, the possibilities are endless. Don't miss out on this rare chance to turn your dreams into reality. Take the first step towards a brighter future and make this property yours today!

OFFERING SUMMARY

Sale Price:	\$310,000
Building Size:	2,279 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,217	23,631	27,408
Total Population	18,330	83,454	99,558
Average HH Income	\$49,304	\$64,929	\$66,913

**RE/MAX GOLD**

Each office independently owned and operated

LUPE OCHOA THAY

Agent

559.213.0409

lupethay@gmail.com

CalDRE #01900664

KIRK ATAMIAN

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

501 North E St, Suite H
Madera, CA 93638

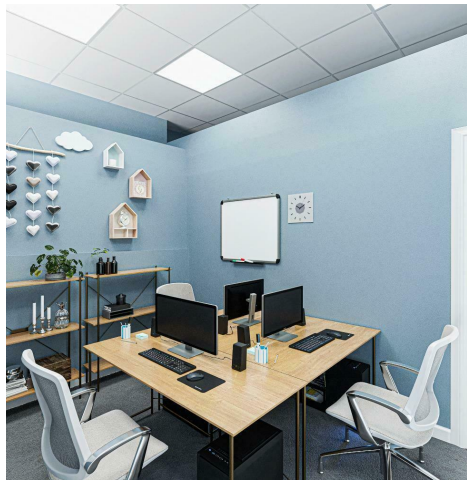
FOR SALE

SPECIAL PURPOSE PROPERTY

ADDITIONAL PHOTOS

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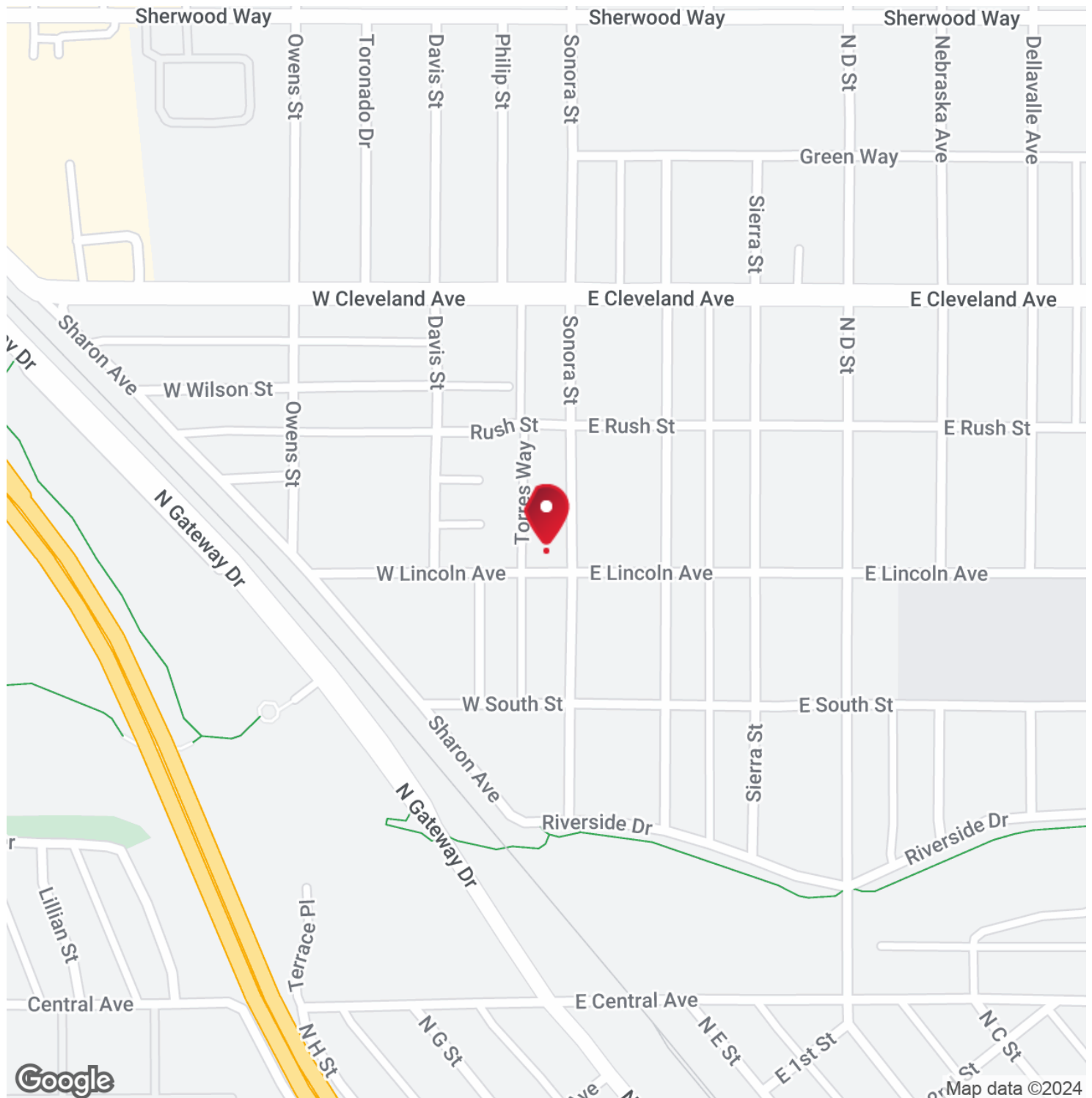
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LOCATION MAP

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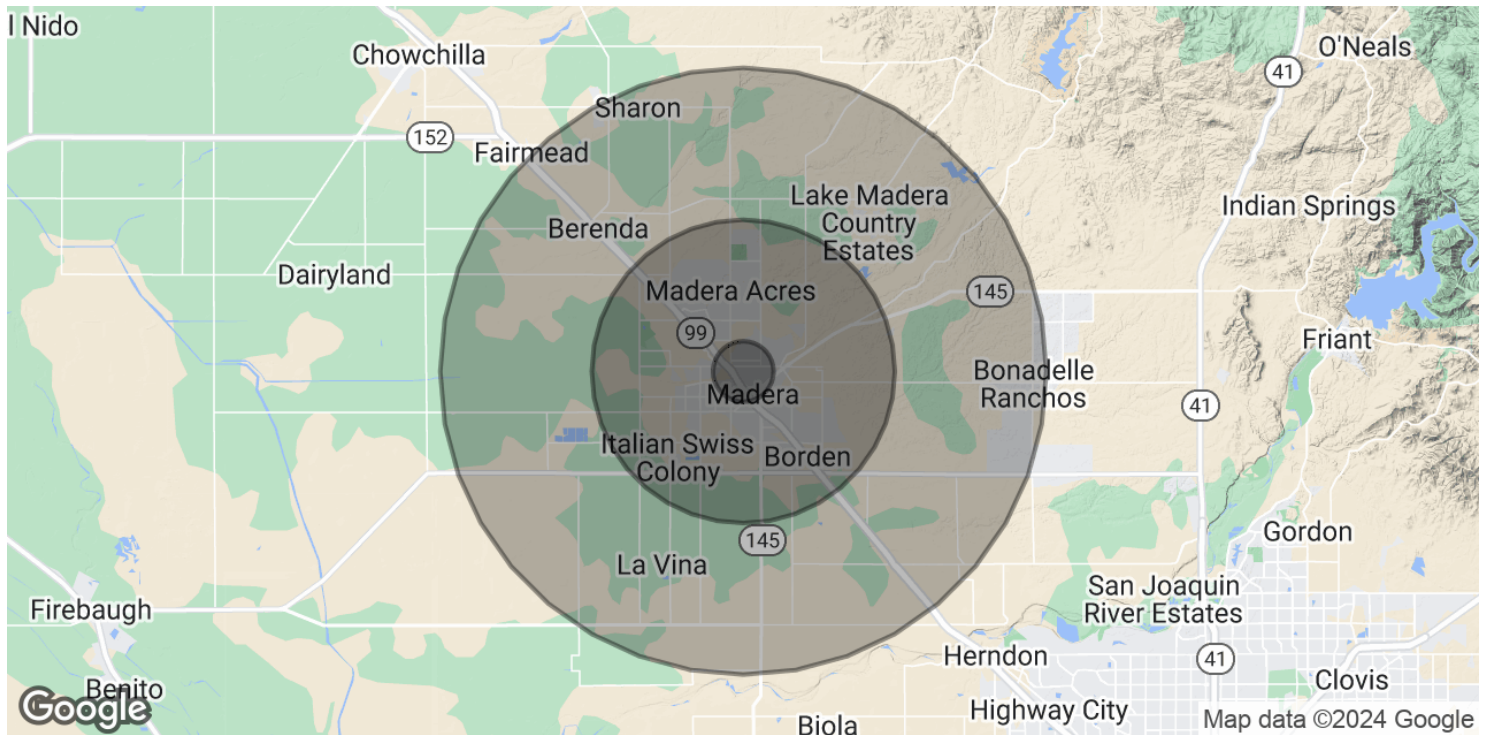
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**POPULATION****1 MILE****5 MILES****10 MILES**

Total Population	18,330	83,454	99,558
Average Age	28.6	30.7	31.8
Average Age (Male)	27.9	30.1	31.5
Average Age (Female)	29.8	31.6	32.5

HOUSEHOLDS & INCOME**1 MILE****5 MILES****10 MILES**

Total Households	5,217	23,631	27,408
# of Persons per HH	3.5	3.5	3.6
Average HH Income	\$49,304	\$64,929	\$66,913
Average House Value	\$168,320	\$221,128	\$245,152

* Demographic data derived from 2020 ACS - US Census

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