

FOR SALE

**43-45 W. MAIN ST.
DOWNTOWN
MERCED
RETAIL BUILDING**



43-45 W MAIN STREET MERCED, CA 95340

Sale Rate: \$445,000

Total Building Size: Space 1 - 2,000 Sqft
Space 2 - 2,000 Sqft

Total Land Size: 4,650 Sqft

Built: 1903

Parking: Street Parking

Zoning: C-C

Lease Rate: Upon Request





DOWNTOWN MERCED | ESTABLISHED TENANCY | INVESTMENT OPPORTUNITY

A recently renovated and well maintained commercial property located in the heart of Downtown Merced. This versatile property presents a unique opportunity to acquire two suites with established tenants in place.

43 W Main Street features a spacious salon area, two private rooms, and a powder room, providing a functional layout well suited for beauty, wellness, professional, or service-oriented uses.

45 W Main Street offers *four* private rooms, a kitchen, a large bathroom, and an additional powder room, creating a flexible configuration ideal for a variety of professional or wellness uses.

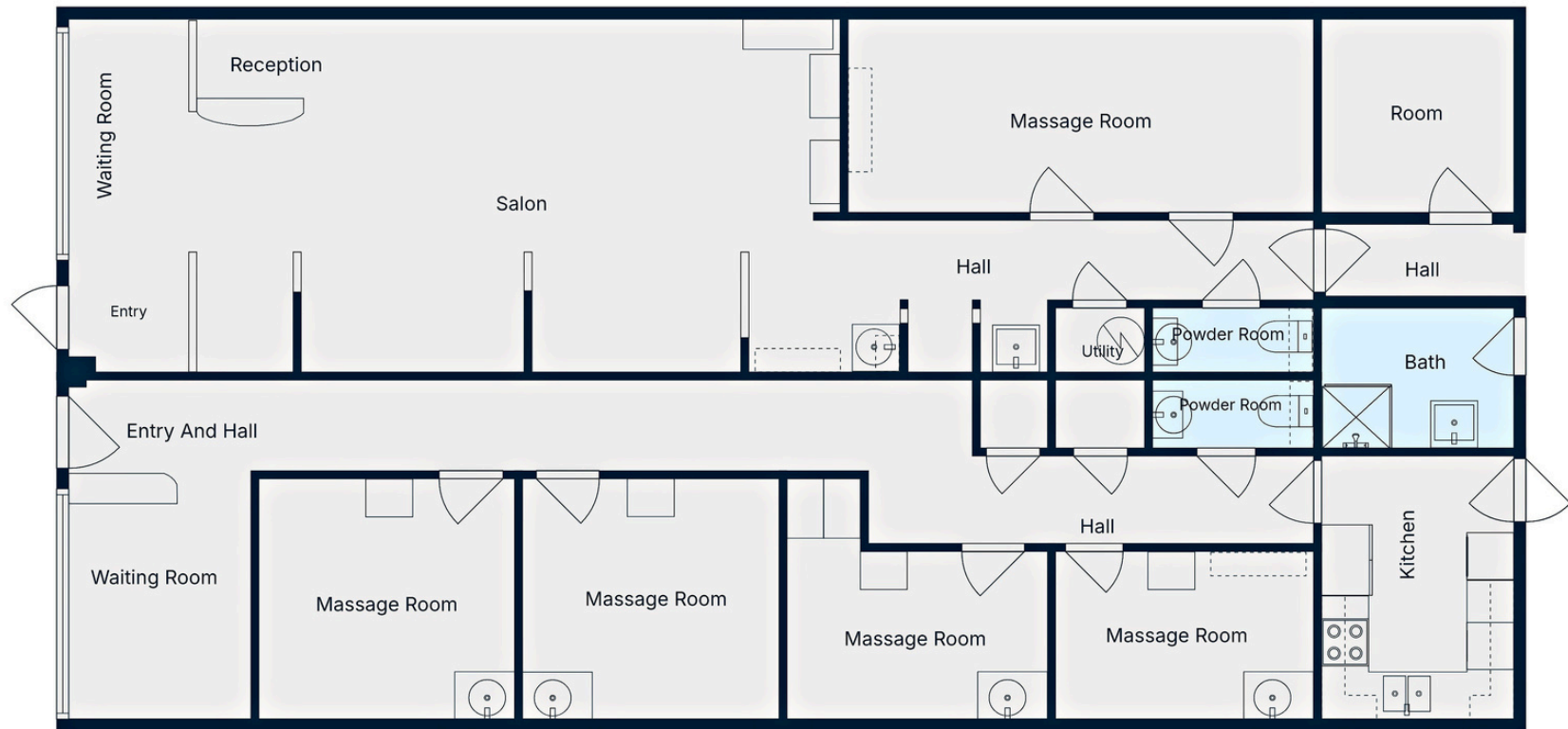
Both suites share access to a large concrete backyard with a covered gazebo, providing an uncommon amenity in a downtown setting and valuable additional space for outdoor client areas, employee use, or future business opportunities.

43 & 45 W Main Street offers a compelling combination of functionality and investment potential. An optional sale-leaseback structure is available with an established tenant operating at the property, providing opportunity for an investor to step into day-one income without the uncertainty of vacancy or lease-up.



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FLOORPLAN



Floor plan layout is deemed reliable but not guaranteed.
Please perform due diligence to confirm.

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SPACE 1



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SPACE 2



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EXTERIOR



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