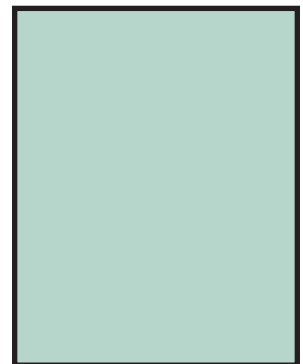


720 N 2nd Street, Patterson, CA 95363

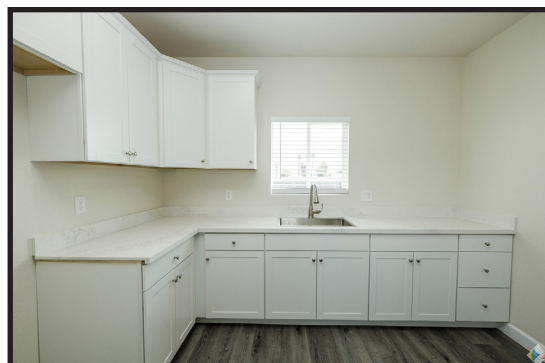


5 Bedrooms 5 Bathrooms Shared Living Property on 1 Acre



Exceptional opportunity to acquire a recently rebuilt, purpose-designed shared living property offering a variety of income-producing residential care and housing opportunities. Situated on a spacious 1-acre lot within an Opportunity Zone and offering room for future development, this turnkey property features 5 bedrooms and 5 bathrooms, including four private suites, each with its own bathroom, closet, and kitchenette. A fifth bedroom includes a private closet and convenient access to a shared bathroom. Rebuilt from the ground up with new roof, plumbing, electrical, HVAC systems, insulation, windows, fixtures, and finishes throughout, the property was thoughtfully designed to balance privacy, comfort, and operational efficiency. Common amenities include a spacious shared kitchen, living room, pantry, and laundry facilities. Additional features include fully owned solar panels, a fire sprinkler system, individual mini-split HVAC systems with separate thermostatic controls for each room, fully insulated interior walls for enhanced sound reduction, keypad entry, and abundant storage throughout. The flexible layout is ideally suited for assisted living, residential care, senior housing, sober living, recovery housing, transitional housing, group home operations, co-living arrangements, rent-by-the-room housing, short-term rentals, or an extended-stay lodging concept. The expansive 1-acre parcel provides ample parking, outdoor recreation space, gardening opportunities, and significant expansion potential, subject to local regulations. Whether you're an owner-operator, investor, or developer seeking a unique income-producing asset, this property offers exceptional versatility, modern construction, minimal deferred maintenance, and long-term upside.

Virtual Tour



Troy Ross, Realtor® C21 Select Real Estate Group 209.617.8452
troy.ross@c21selectgroup.com DRE#01794254

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