



CP COMMERCIAL
REAL ESTATE

FOR SALE

OFFICE BUILDING

6297 N. Fresno Street, Fresno, CA



FOR INFORMATION:

CHAD PIRIE

559.287.7237

chad@pirieproperties.com

DRE #01950267

DAVE PIRIE

559.308.4141

dave@pirieproperties.com

DRE #02216037

LOCATION:..... 6297 N. Fresno Street, Fresno, CA
Between Sierra and Bullard Avenues

SIZE:..... Approx. 19,914 SF (including 3,162 SF Finished
Basement) on 1.1 acres

ASKING PRICE:..... \$5,360,000

ZONING:..... C-P

APN:..... 409-160-33

DESCRIPTION:..... Located on Fresno Street between Sierra and Bullard Avenues, this versatile two-story office building features a fully built-out basement and secure underground parking. Formerly an imaging center, it offers adaptable spaces for various medical and professional uses. The building boasts a tasteful façade and ample parking, shaded by mature trees. Please contact Chad Pirie or Dave Pirie for a showing.

This information has been obtained from sources we believe reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, assumptions, or estimates used are for example only. You and your advisors should conduct an independent, careful investigation of the property to determine to your satisfaction the suitability of the property for your needs.

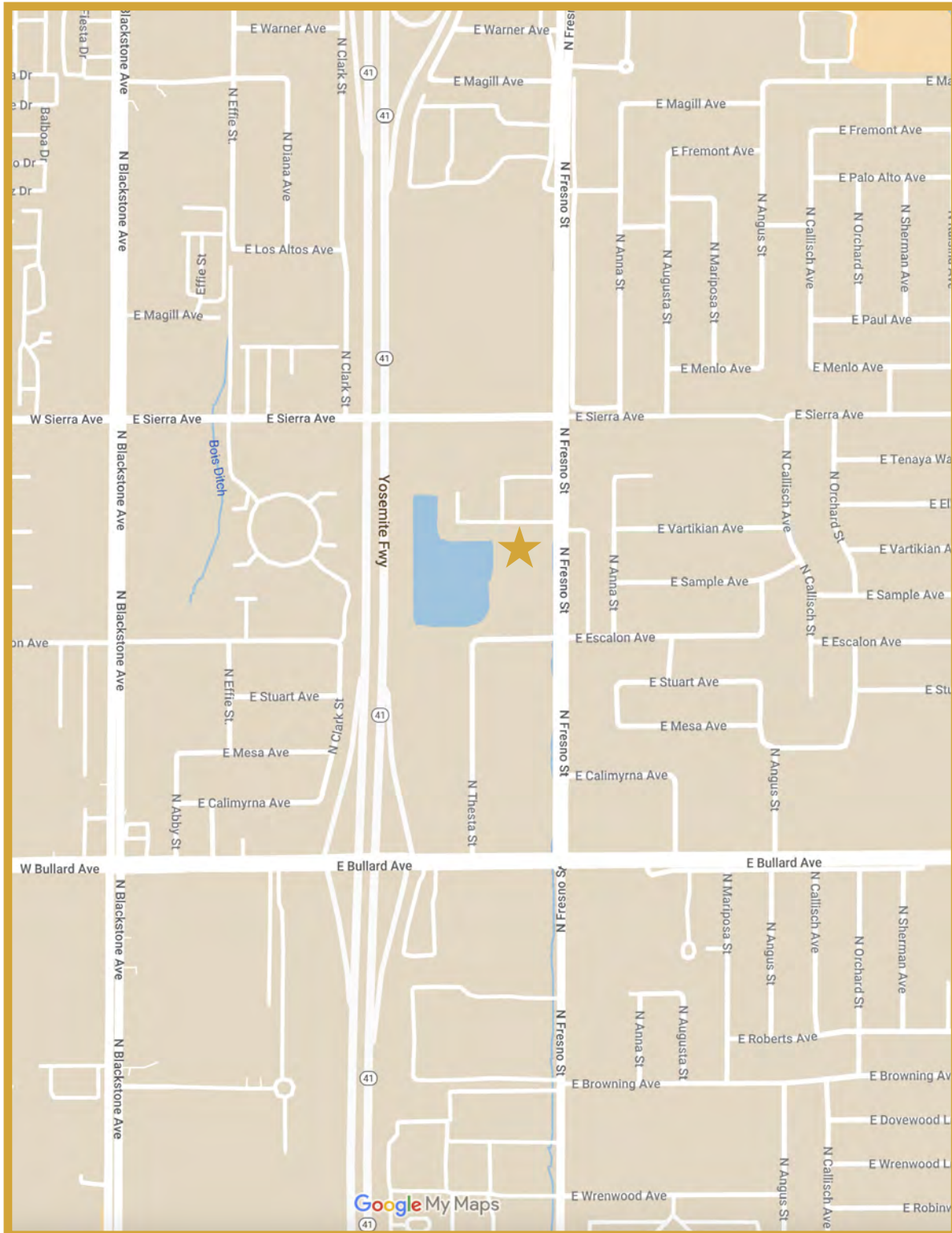


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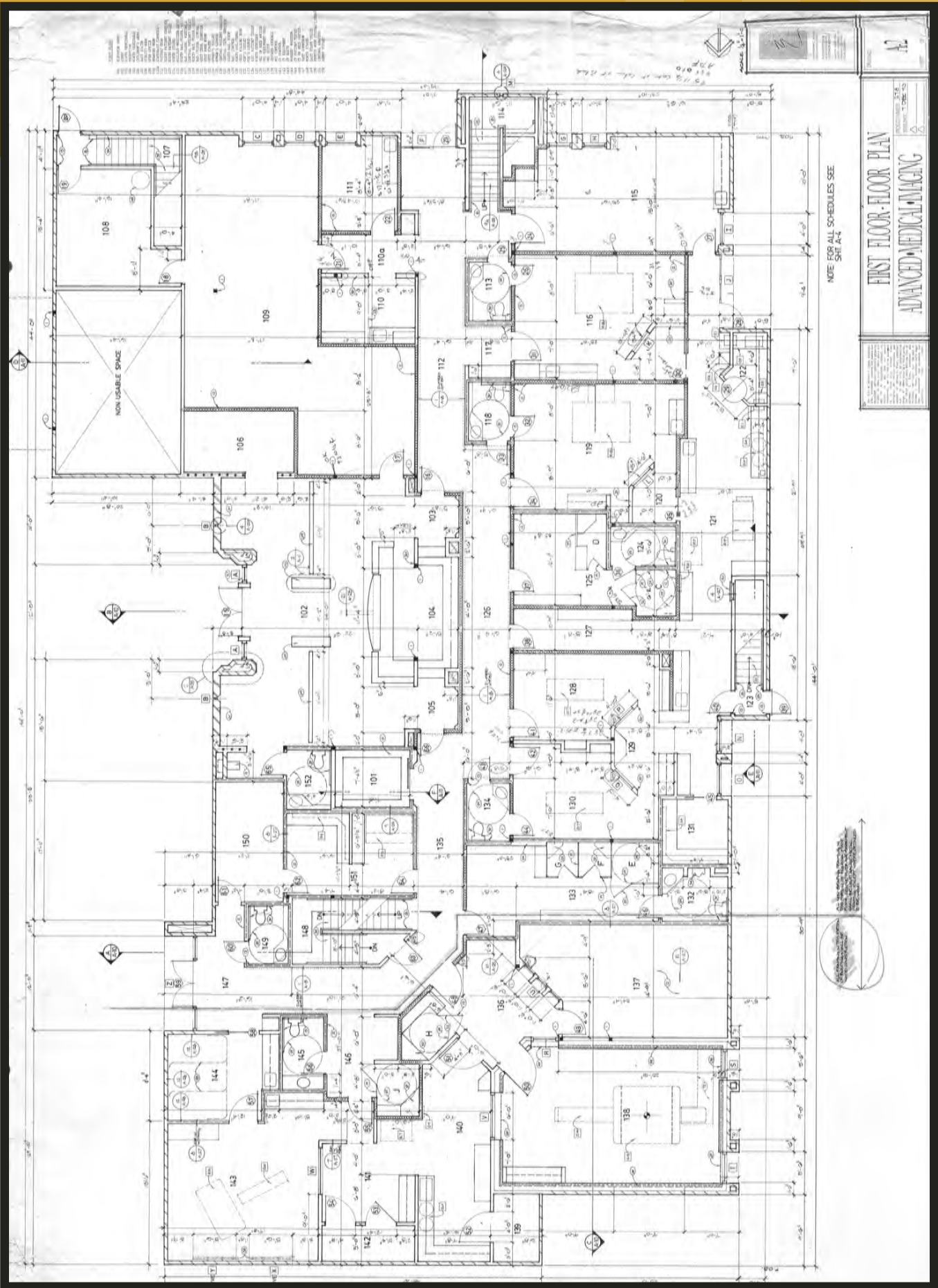
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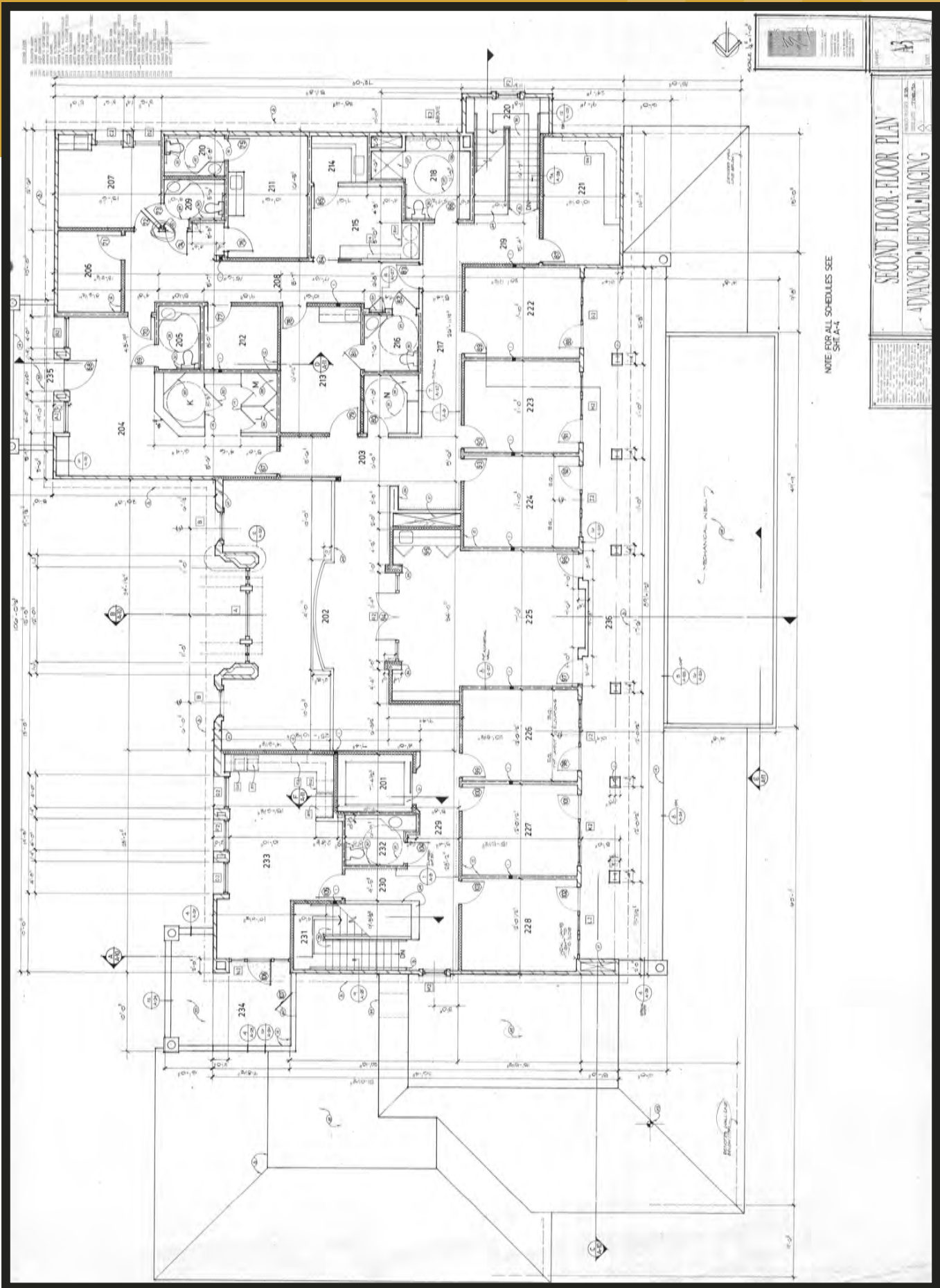
6297 N. Fresno Street, Fresno, CA



6297 N. Fresno Street, Fresno, CA • First Floor Plan



6297 N. Fresno Street, Fresno, CA • Second Floor Plan



NOTE: FOR ALL SCHEDULES SEE SHEET A-4

SECOND FLOOR PLAN
ADVANCED MEDICAL IMAGING

6297 N. Fresno Street, Fresno, CA • Basement Floor Plan

