



HIGHLIGHTS

- Seller-financing available!
- Existing utilities and sidewalks
- Qualifies for reduced development fees
- Zoned for high-density construction

For Sale
VACANT CORNER LOT

2427 STANISLAUS ST.
DOWNTOWN FRESNO, CA 93721

CONTACT EXCLUSIVE
LISTING BROKER

Stumpf and Company
CA DRE Lic. #00533442
(559) 222-3058

veronica@stumpfandcompany.com

2045 E. Ashlan Ave., #102
Fresno, CA 93726

Fresno (559) 222-3058
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www.stumpfandcompany.com

VIEW OUR LISTINGS

Although all information furnished regarding the subject property for sale and/or lease is from sources deemed reliable, this information has not been verified and no expressed representation is made nor is any to be implied as to the accuracy thereof and may be subject to errors, omissions, and change of price or lease without notice and to any special conditions imposed by our principal.

PRICE REDUCED!





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DESCRIPTION

Available for sale is a prime downtown Fresno vacant lot with existing utilities, development incentives, and high-density zoning. Formerly a mixed-use development (approx. 14 units) before being torn down in the 1980s.

LOCATION

2427 Stanislaus St., Fresno, CA 93721. Located on the corner of Stanislaus St. and O St. in downtown Fresno. Close proximity to key establishments such as the Community Regional Medical Center, courthouses, law firms, non-profit organizations, educational facilities, religious institutions, residential areas, green spaces, and bustling retail hubs.

TOTAL SIZE

+/- 15,000 sf

PRICE

\$275,000 (\$18.33 psf)

FINANCING

Flexible seller-financing options available. Contact us to learn more.

UTILITIES

There are existing water and sewer lines and fire hydrants next to the property. The property has sidewalks and alley access.

ZONING

DTN (Downtown Neighborhood), Activity Class C. Zoned for high-density construction. Permitted uses include: residential, office, retail, mixed-use, parking,

INCENTIVES

City of Fresno planning and development fees are reduced by 50%. Located in an Opportunity Zone.