

OFFICE/WAREHOUSE CONDOMINIUM | AVAILABLE FOR SALE

2921 LARKIN AVENUE, CLOVIS, CA 93612



PROPERTY INFORMATION

PROPERTY DESCRIPTION

Rare opportunity to own a highly improved office/warehouse condo in one of Clovis' most desirable commercial corridors. This hard-to-find flex space offers an exceptional combination of professional office buildout and functional warehouse space, ideal for owner-users or investors seeking a versatile commercial property in a prime location just off Clovis Avenue.

The property features extensive office improvements with multiple private offices, reception area, upgraded finishes, and efficient layout design that supports a wide range of business operations. The warehouse component provides excellent utility with convenient access, generous storage/workspace capacity, and flexibility for light industrial, service, distribution, or contractor use.

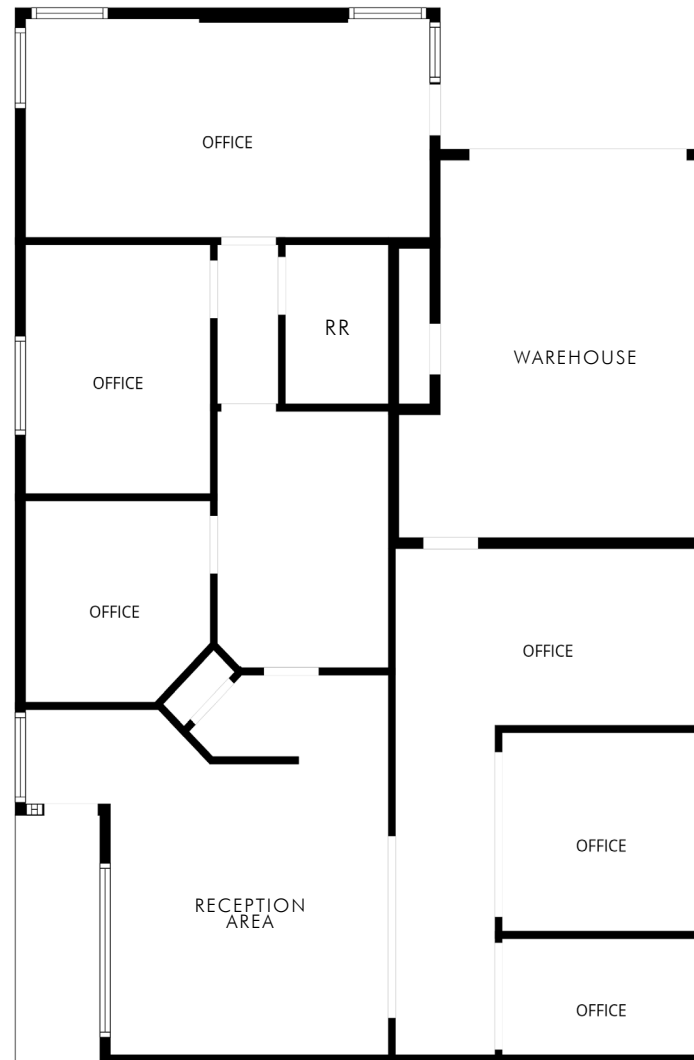
PROPERTY INFORMATION

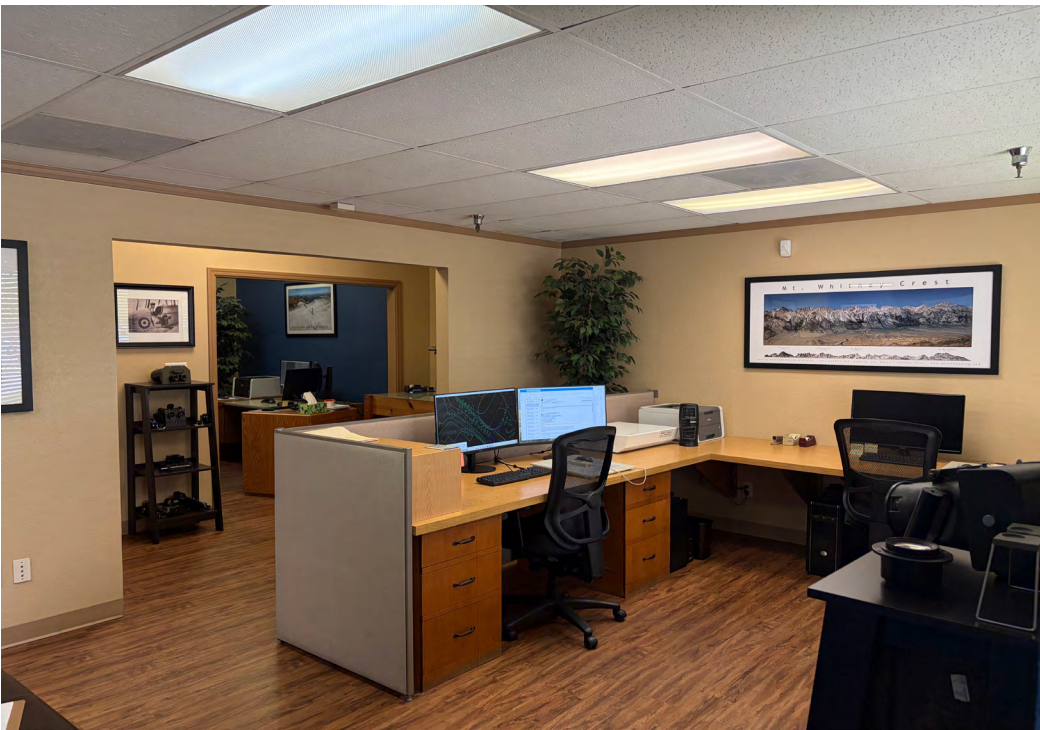
TYPE	Office/Warehouse Condominium
CONSTRUCTION	Concrete Tilt-Up
CLEAR HEIGHT	12'-14'
ROLL-UP DOORS	(1) 10'x10' Grade Level
FIRE SPRINKLERS	Yes
ELECTRICAL	125 amp, 240-volt, 3 Phase
ZONING	C-M (Commercial & Light manufacturing- City of Clovis)
PROPERTY SIZE	Approx. 1,800± SF Office- 1,550± SF Warehouse- 250± SF
PURCHASE PRICE	\$325,000
COMMENTS	Roof Recently Foamed



2921 LARKIN AVENUE
PROPERTY FLOOR PLAN

PROPERTY SIZE: 1,800± SF
OFFICE: 1,550± SF
WAREHOUSE: 250± SF





SHAW AVENUE

2921 LARKIN AVENUE

PROPERTY LOCATION



SIERRA VISTA MALL

SANTA ANA AVENUE

CLOVIS AVENUE

GETTYSBURG AVENUE



BILL DALY
Vice President - Industrial Division
t 559-930-3260
bdaly@fortuneassociates.com
CA RE Lic. #01453177



www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

2921 LARKIN AVENUE
CONTACT

Exclusively Offered By

BILL DALY
bdaly@fortuneassociates.com
559-930-3260
DRE#01453177

