



# Prime Commercial Land For Sale!

## Two River Frontage Office Parcels

Approx. 6.54 and 6.59 acres

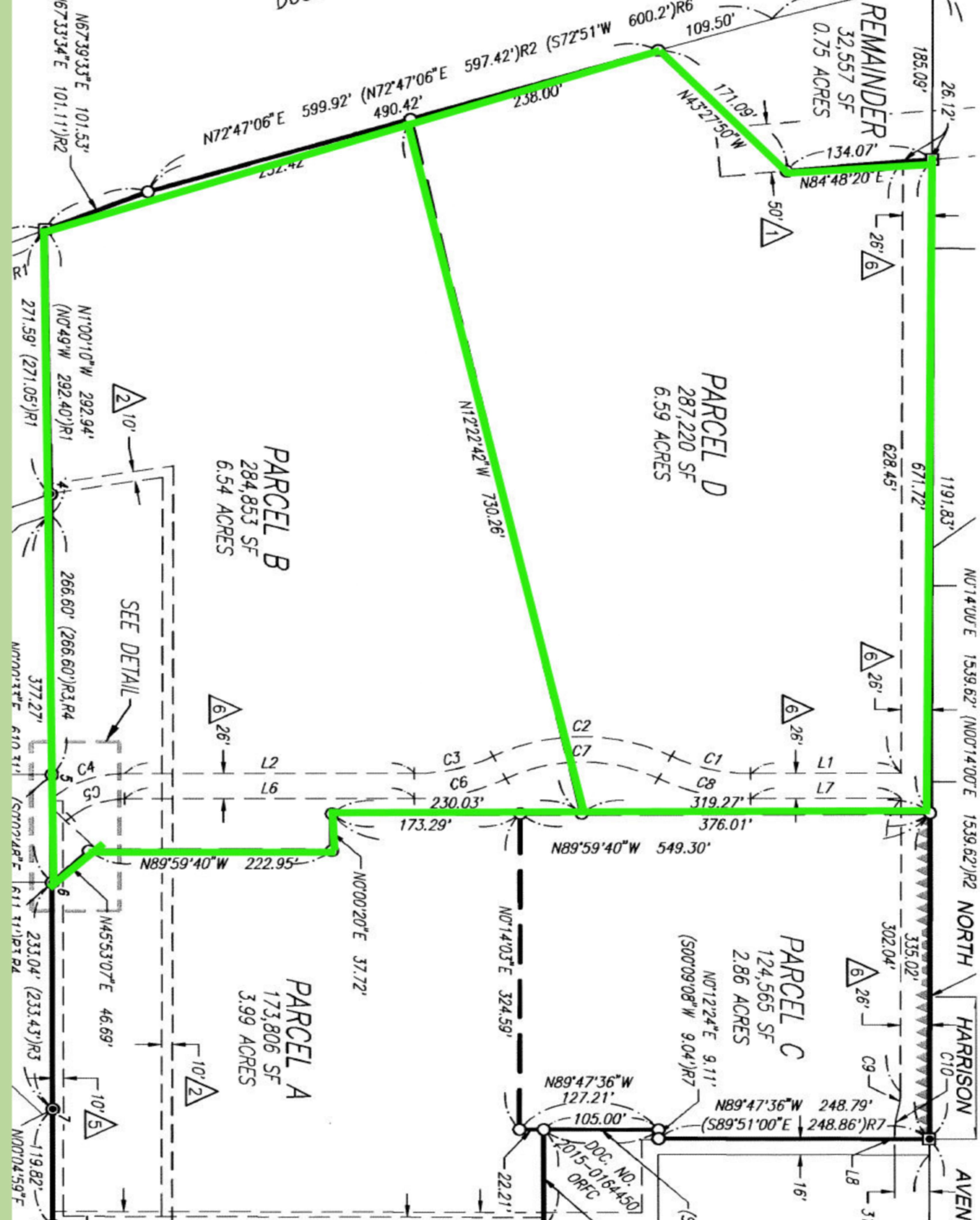
- Adjacent to the Palm Bluffs Business Park
- Possibly the best remaining undeveloped office property in Fresno
- Utilities in - Ready to build - Annexed and Zoned
- Alluvial Addresses - Connected to bike and walking paths
- Spectacular River Views

*Russell G.* (559) 449 -2424  
**Smith**  
Justin Tancredi  
CA DRE #01372876  
*Jnc.*

# Parcel B - 6.54 acres

# \$5,200,000

**APN's :**  
**portions of 405-340-04**  
**and 405-340-23**



# Parcel D - 6.59 acres

# \$4,945,000

Prime Office Development Site. Ready to build with utilities in place. Two parcels may be sold together or separately. Unprecedented river views and located just outside of the Palm Bluffs Business Park.

**CALL 559-449-2424 FOR MORE INFORMATION**

The logo for Russell G. Smith, Inc. is displayed on a white background. At the top left, there is a blue, cursive signature that reads "Russell G.". To the right of the signature is a black, bold, sans-serif font that reads "(559) 449 -2424". Below these, the word "Smith" is written in a large, bold, black, sans-serif font. At the bottom left, the name "Justin Tancredi" is written in a bold, black, sans-serif font. Below that, the text "CA DRE #01372876" is also in a bold, black, sans-serif font. At the bottom right, there is a blue, cursive signature that reads "Jnc".