

317 - 323 North E Street • Madera, CA



Sellers Relocating Soon! **Only \$64/SF!**

AVAILABLE FOR SALE

Industrial/Office Building Approximately $\pm 12,861$ Square Feet

Price Reduced \$825,000 - \$64/SF

- Great Street Visibility
- Ample Parking/Yard Space
- Easy Access To Highway 41, 99, & 145
- Centralized Location In Madera
- Close Proximity To Madera County Offices
- Heavy Commercial Area



ROBERT ELLIS LEASING AND INVESTMENT, INC.

ROBERT ELLIS
PHONE: 559/228-8900
DRE LICENSE #00870649

MITCH WEIBERT
PHONE: 559/355-0841
DRE LICENSE #02198339

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PROPERTY INFORMATION

- Location:** 317-323 North E Street, Madera, California
(E Street, between East Yosemite Avenue & East Central Avenue).
Centralized location in Madera, California. Close proximity to Madera City and County Offices, and Madera South High School. Easy access to Freeway 99 and all major freeways in the Central Valley.
- Size:** Office/Industrial Building ±12,861 square feet / Lot ±22,215 square feet
- APNS:** 007-075-010-000 & 007-075-011-000
- Pricing:** **Price Reduced \$825,000 (\$64/SF)**
- Parking:** 32 unreserved stalls in the office complex
- Year Built:** 1977
- Zoning:** "C2" (Heavy Commercial) – Allows for retail, office, and industrial use as identified by the General Plan



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SUBJECT PROPERTY

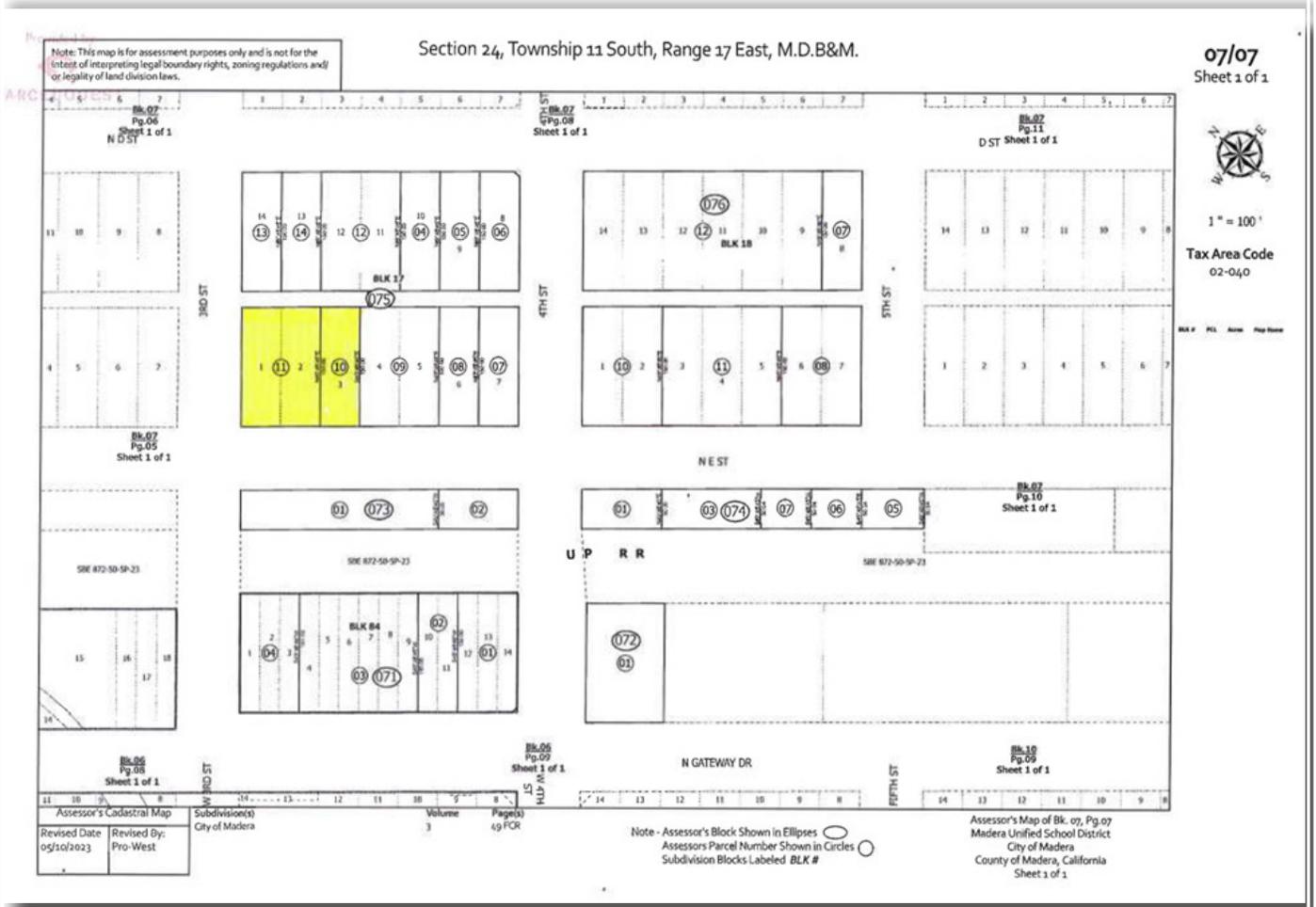


This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.

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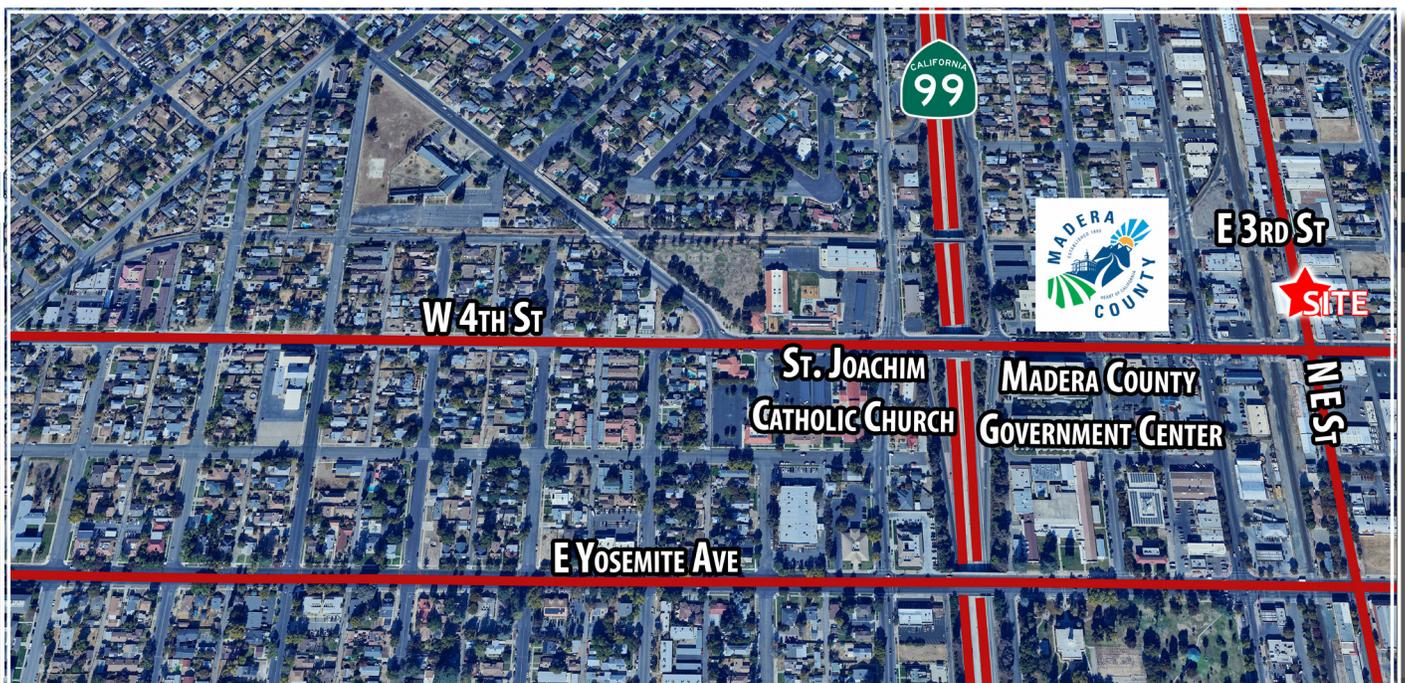
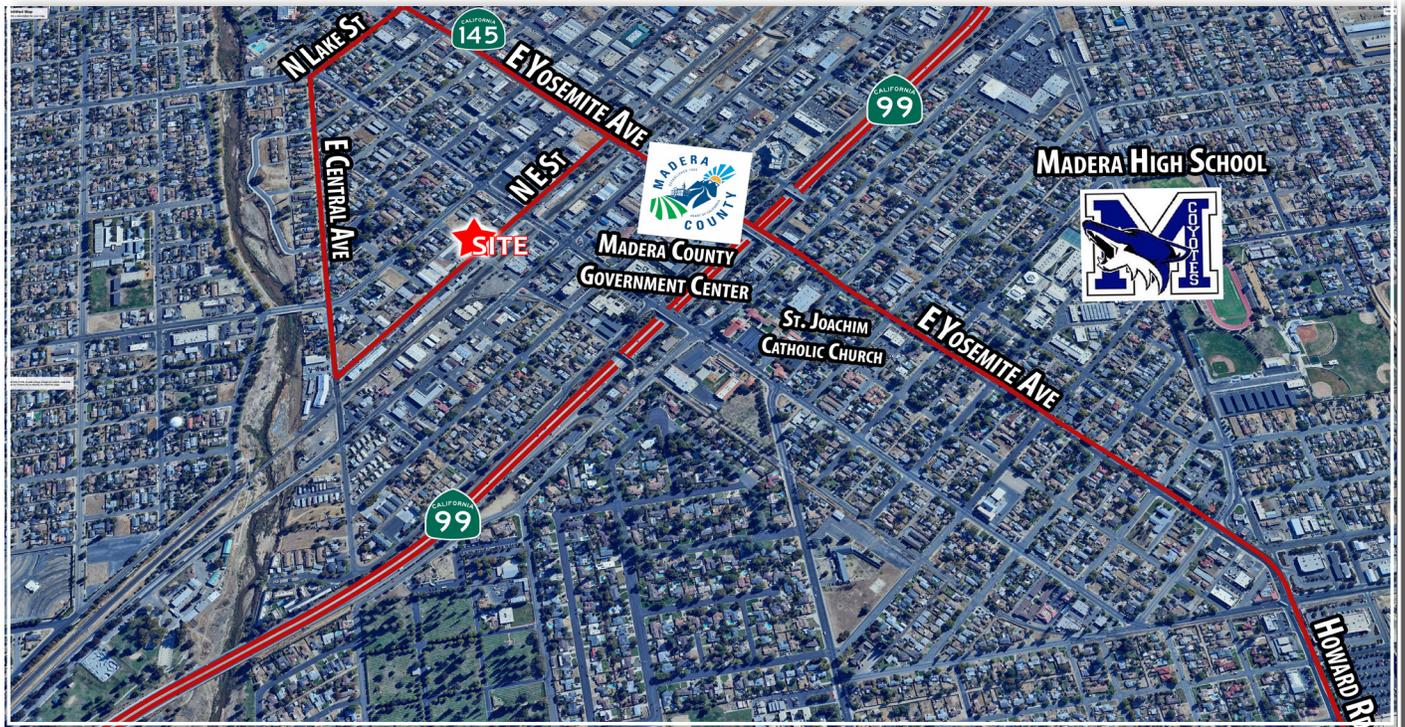
PARCEL MAP



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LOCATION AERIAL



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