

# **PRATHER STORAGE & EQUIPMENT RENTAL FACILITY**

Gateway to the Sierras – Hwy 168 Visibility

## **Location, Location, Location!**

Strategically positioned on State Highway 168, this property is the main gateway to Shaver Lake, Huntington Lake, China Peak Ski Resort, Edison Lake, and other Eastern Fresno County foothill and mountain communities.

Excellent highway exposure and strong local demand make this a prime investment or owner-user opportunity.

## **Property Overview**

- Site Area: 2.28 Acres (100% Concrete Paving)
- Storage Buildings: ±16,500 SF
- Residence & Office: ±2,160 SF Total
- Zoning: [Insert if available]
- Security: 24 HD Cameras | Block Wall | Wrought Iron Gates | LED Lighting on Timers
- Utilities: Private Well (9 GPM) | Propane

## **Caretaker's Residence & Office**

Beautifully maintained 2-bedroom, 2-bath residence (1,660 SF)  
plus 500 SF office with ADA restroom.

Includes:

- Two-car garage
- Tankless water heater
- Propane stove, heat & dryer
- Laundry room & walk-in master closet
- LED recessed lighting throughout

Optional Income:

Rent the residence and office separately to generate additional revenue streams.

## **Equipment Rental Opportunity**

- Facility approved for Equipment Rental
- Strong market demand in the Prather-Shaver Lake area
- Owner previously operated an equipment rental business
- Significant upside for motivated investor/operator

## Investment Highlights

- 🚗 Highway Frontage – Exceptional Visibility
- 🧱 Completely Fenced & Gated Facility
- 💡 LED Lighting and Camera Security
- 🏠 Onsite Residence and Office
- 🧳 Equipment Rental Approval
- 💰 Multiple Income Stream Potential

## Contact Information

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