

Colliers



For Sale  
or Lease

Freestanding  
Retail/Office  
Building

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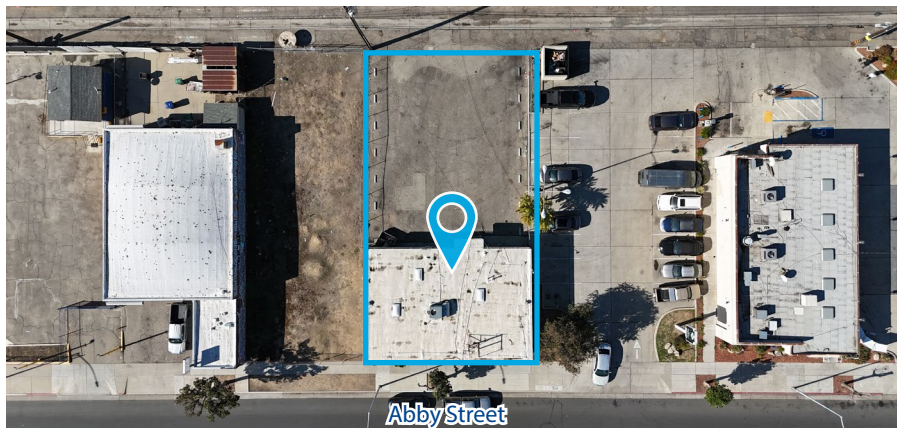
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## 445 N. Abby Street Fresno, California

### Property Features

- $\pm 2,400$  SF building on  $\pm 0.16$  acre lot
- Owner user opportunity
- Freestanding building
- Close proximity to Highways 41 & 180
- Flexible CMX - Corridor Mixed Use zoning
- Parking area in rear of space
- Open Floor Plan with Flexible Layout





## For Sale or Lease Property Summary

Location: 445 N. Abby Street Fresno, CA

APN: 459-071-06

Building Size: 2,400 SF (Built 1966)

Parcel Size: .16 acres

Zoning: CMX (Corridor Mixed Use)

Customer Traffic:  $\pm 20,379$  Cars Per Day

Customer Demographics:	<u>Population</u>	<u>Avg HH Income</u>
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1 Mile:	22,960	\$55,330
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3 Miles: 158,349    \$64,964

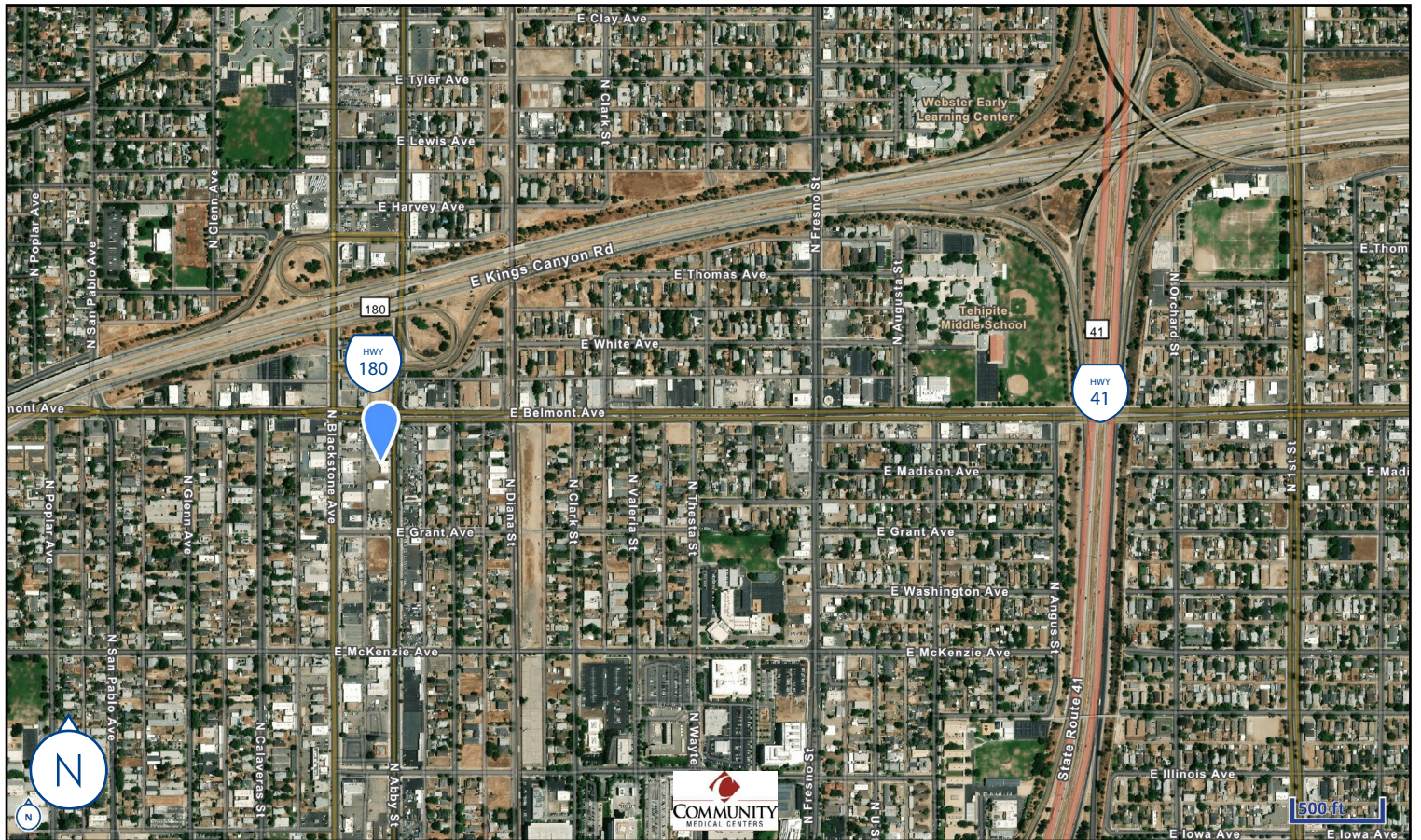
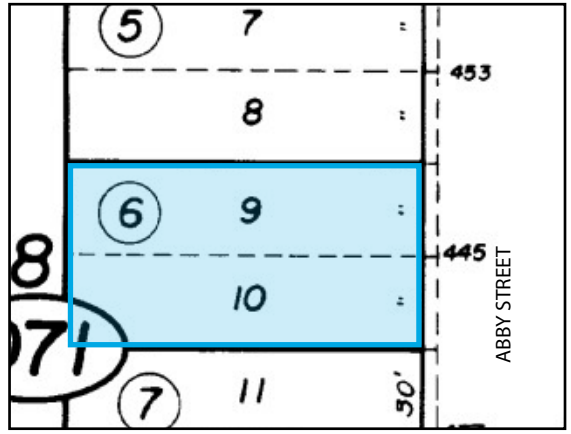
5 Miles:	344,621	\$72,070
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10 Miles:	733,055	\$100,540
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20 Miles:	926,772	\$102,879
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Sale Price: \$264,000.00

Asking Lease Rate: \$1.10 PSF, MG



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# For Sale or Lease Property Photos



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