



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.

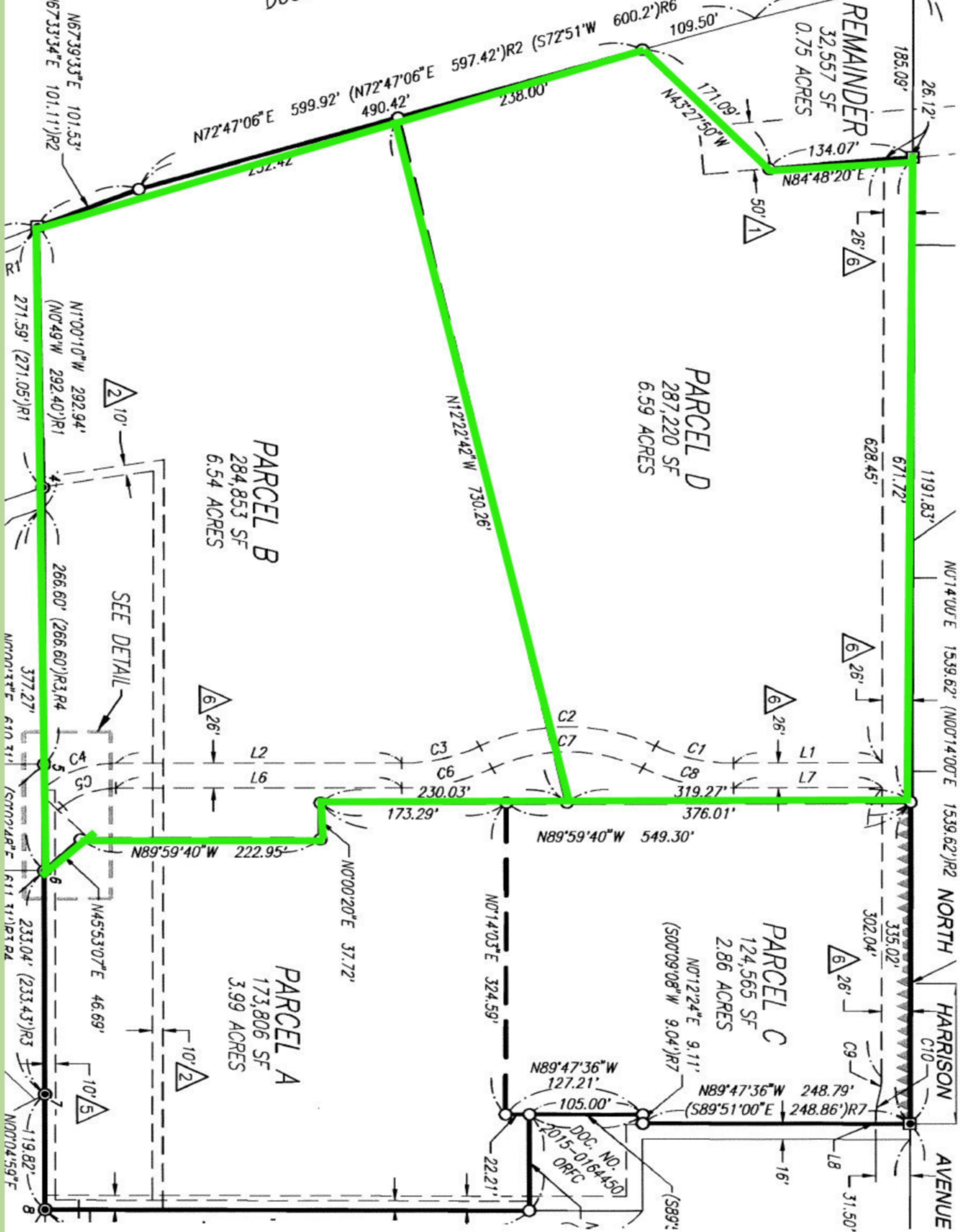
(559) 449 -2424

Smith

Justin Tancredi

CA DRE #01372876

Inc.



Parcel B - 6.54 acres
~~\$5,200,000~~
\$5,000,000

Parcel D - 6.59 acres
~~\$4,945,000~~
\$4,750,000

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

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

Russell G. (559) 449 -2424
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