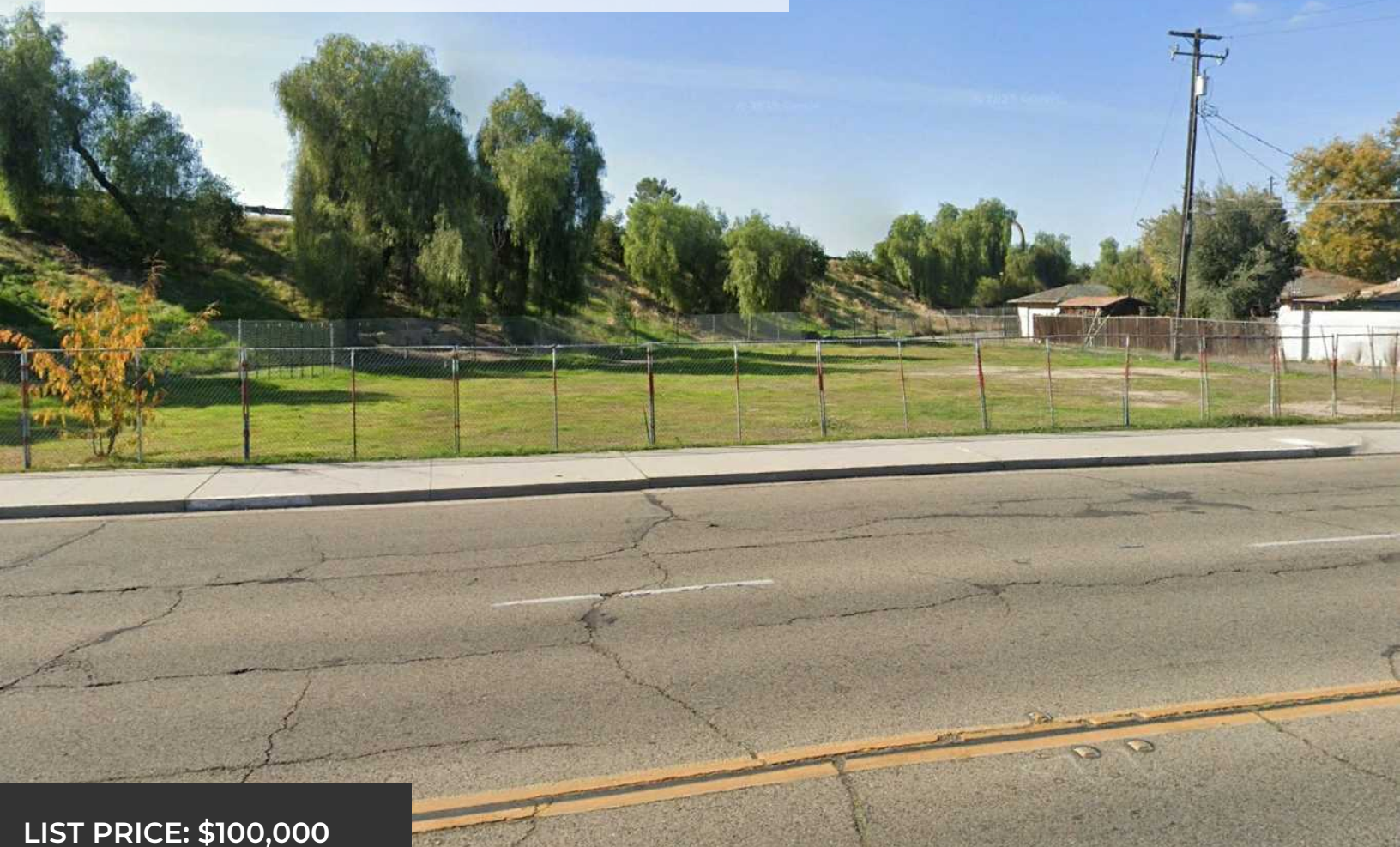


2021 North Fresno Street
Fresno, CA 93703



LIST PRICE: \$100,000

GREG MAROOT
Broker Associate
(559) 994-0254
gmaroot@comcast.net
DRE #01102553, CA

PROPERTY DESCRIPTION

Prime infill opportunity totaling 12,870± SF across two parcels (APNs 446-104-22 and 446-104-23) with mixed zoning—O (Office) and RS-5 (Residential Single-Family, Medium Density)—offering excellent flexibility for future development. The property is centrally located in Fresno's established urban core, positioned along N. Fresno Street, a high-traffic corridor with outstanding visibility.

LOCATION DESCRIPTION

Situated immediately adjacent to Freeway 41, the site provides quick and convenient access to major travel routes, employment centers, hospitals, retail, and downtown Fresno. This location may support a variety of professional office, residential, or potential mixed-use concepts (subject to city approval).

SUMMARY

Lot Size: 12,870 SF

List Price: \$100,000

O-Office
RS-5 resid.

Zoning: single family
med.

Parcels 446-104-22
446-104-23



APN MAP

Commercial Vacant Lot
2021 North Fresno Street | Fresno, CA 93703

03

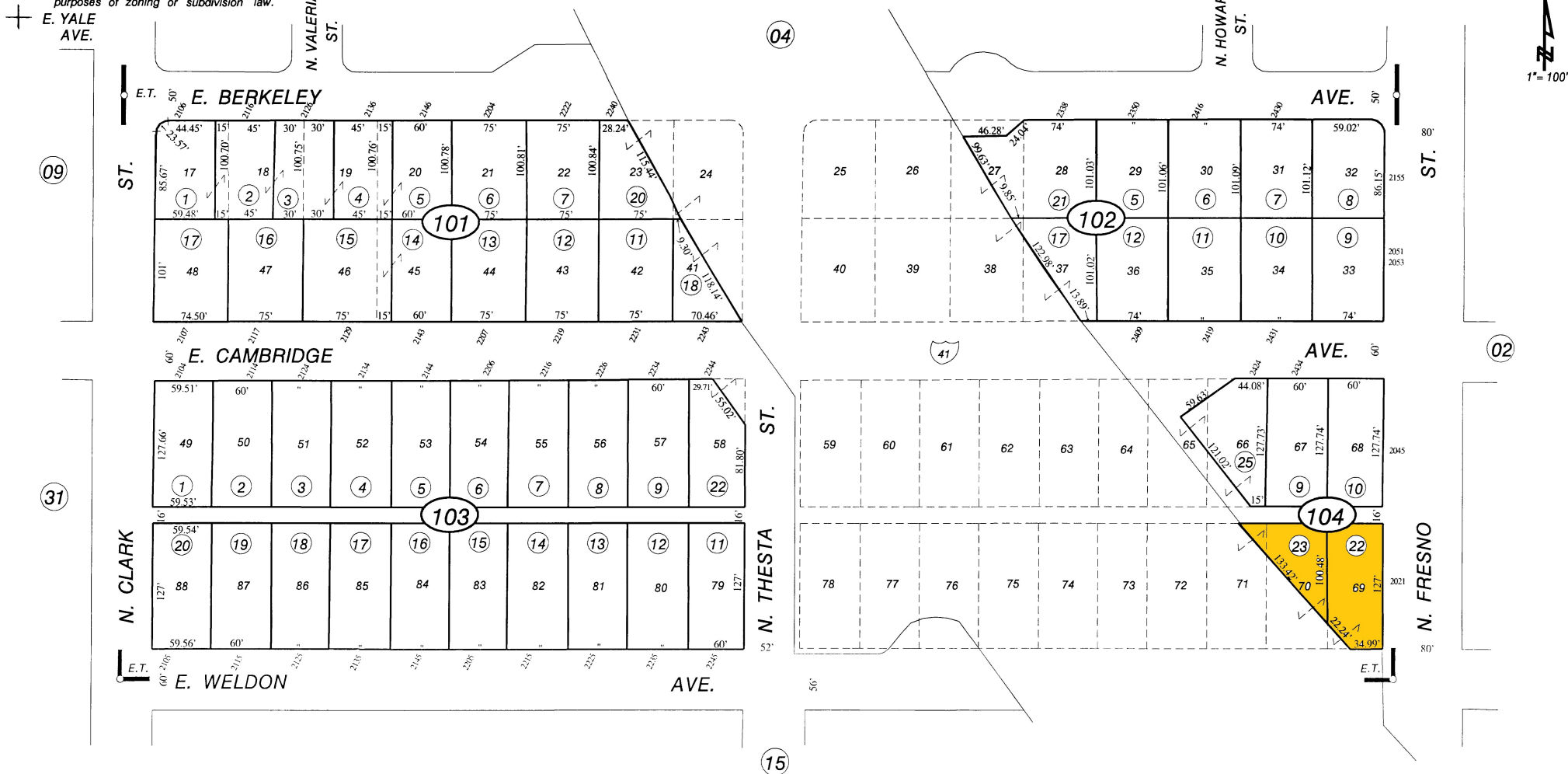
--- NOTE ---

This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 27, T. 13 S., R. 20 E., M.D.B. & M.

Tax Rate Area
5-891

446-10



Edgerly Tract - Plat Bk. 12, Pg. 33

Assessor's Map Bk. 446 - Pg. 10
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

02-06-03

RE/MAX GOLD
COMMERCIAL

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