

AVAILABLE FOR SALE
OFFICE BUILDING

2550 W. SHAW AVENUE
FRESNO, CA

PRICE REDUCTION!



PARTIALLY FURNISHED

NEWMARK
PEARSON COMMERCIAL

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Building Size:	12,399± SF
Lot Size:	0.91± Acres
Cross Streets:	Shaw Avenue & Shaw Lane
Property Type:	Office Building
Existing Build-Out:	Fully Improved
Year Built:	1985
Parking Ratio:	4.10/1,000± SF Which Includes 26 Secured Subterranean Parking Stalls
Zoning:	CMX (<i>Commercial Mixed Use</i>)
APN:	415-054-01
Asking Price:	\$2,600,000 \$2,169,825 (<i>\$175.00 PSF</i>)

BUILDING DESCRIPTION:

The subject asset is a single-story, freestanding office building. The property features excellent exposure on Shaw Avenue as well as secured subterranean parking, a rare amenity for single-story buildings in Fresno. The structure as well as the landscaping and parking areas have been well maintained with no deferred maintenance. All HVAC units have been serviced annually with some replaced. All units have GPS-F24AC sanitizer units installed. The entrances have been CASp inspected with new sidewalks and ramps/handrails installed during remodels in 2015 and 2016. The building exterior was repainted in 2018. The building is partially furnished with cubicles, desks, chairs, etc. included in the purchase price. An itemization of the furnishings is available on request.



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W. SHAW AVENUE - FRESNO, CA

AERIAL
OVERVIEW

LOCATION DESCRIPTION

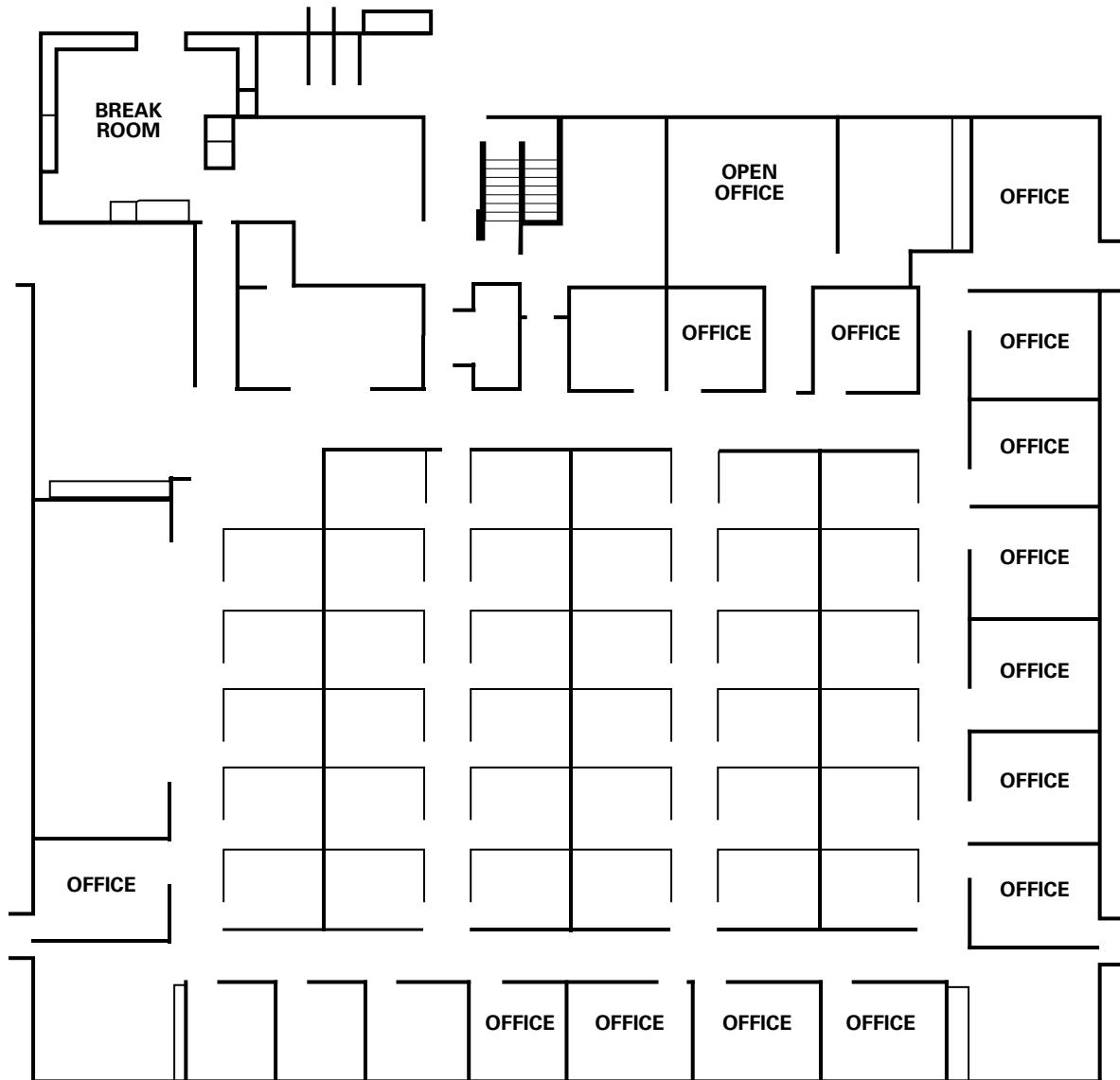
The subject building is located in the West Shaw office market and equidistant from Freeways 41 and 99 offering excellent access to both major highways. The area is characterized by multiple office complexes as well as retail centers in close proximity which provides ancillary services such as banking, shopping, food service, and transportation.



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FLOOR
PLAN



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PARKING

IMAGES



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INTERIOR
IMAGES



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AERIAL
MAP



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