

For Lease

TWO FREESTANDING COMMERCIAL BUILDINGS

1741-1743 VAN NESS AVE, FRESNO

CONTACT

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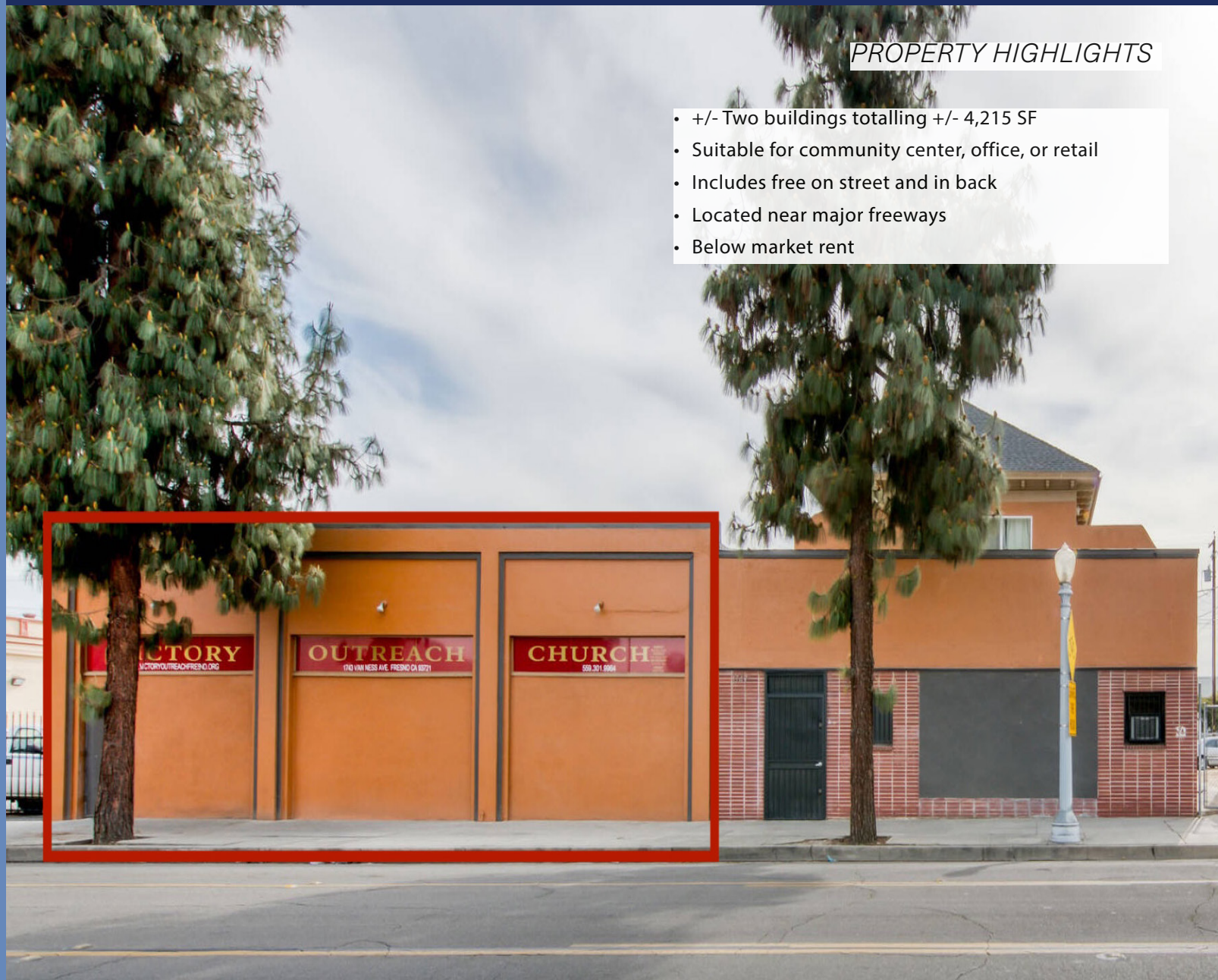
www.stumpfandcompany.com

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Although all information furnished regarding the subject property for sale and/or lease is from sources deemed reliable, this information has not been verified and no expressed representation is made nor is any to be implied as to the accuracy thereof and may be subject to errors, omissions, and change of price or lease without notice and to any special conditions imposed by our principal.

PROPERTY HIGHLIGHTS

- +/- Two buildings totalling +/- 4,215 SF
- Suitable for community center, office, or retail
- Includes free on street and in back
- Located near major freeways
- Below market rent





1741-1743 Van Ness

FRESNO, CA 93721

PROPERTY OVERVIEW

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DESCRIPTION

For lease are two freestanding, single-story structures located in the Mural District, Downtown Fresno's residential and creative neighborhood. These buildings are part of a larger mixed-use development consisting of four buildings.

LOCATION

1741-1743 Van Ness Ave., Fresno (Van Ness & Amador). This location is across the street from Mural Lofts, a newly developed 28-unit studio apartment community. It is surrounded by several residential developments, artist studios, galleries, restaurants, and cultural destinations such as the Arte Américas Museum. The site also offers easy access to Freeways 180, 41, 99, and 168.

AVAILABLE

Main Structure – Approx. 2,975 SF

The main structure was formerly used as a church and features a large open floorplan. It includes an expansive event or assembly area with a stage and sound booth, which can be removed if desired. The space also offers two private offices, a storage room, and three restrooms.

Secondary Structure – Approx. 1,150 SF

The secondary structure was previously used as a church's communal space and consists of three distinct rooms under a single electrical meter. The front unit is designed for a kitchen buildout, (tenant responsible for installing appliances). The space is in semi-shell condition, with walls and HVAC in place but no bathrooms. The landlord is open to leasing the space for storage use as well.

RENT

\$2,500/month (\$0.61 psf) plus utilities and cleaning. The asking rent is significantly below market. The landlord is motivated and open to leasing the buildings together or separately. Contact the listing broker for pricing on individual

PARKING

Free large shared parking lot in back with alley access. Free street parking in front.

ZONING

DTN – Activity Class B, permitting a wide variety of commercial uses. Potential uses include an event venue, non-profit or community center, daycare, church, conference or resource facility, dance or art studio, retail, and general office. Tenants should verify the compatibility of their intended use with the City of Fresno Planning

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Shared Fenced Parking



Front Entrance



Sidewalk View

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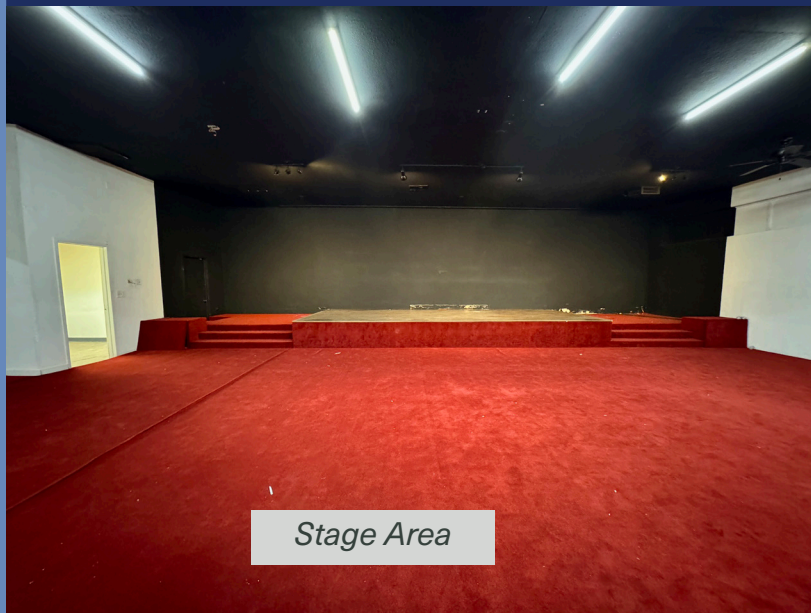
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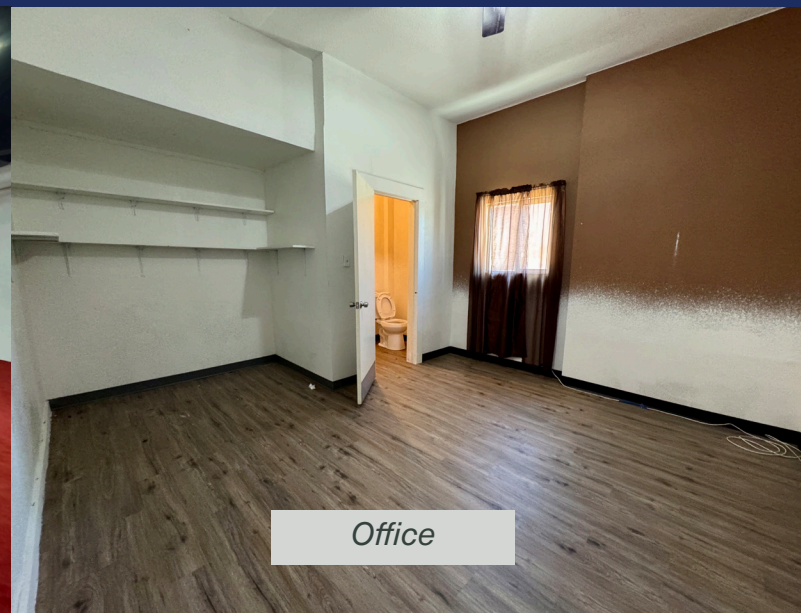
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Stage Area



Office



Bathroom



Seating

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