

**CONTACT**

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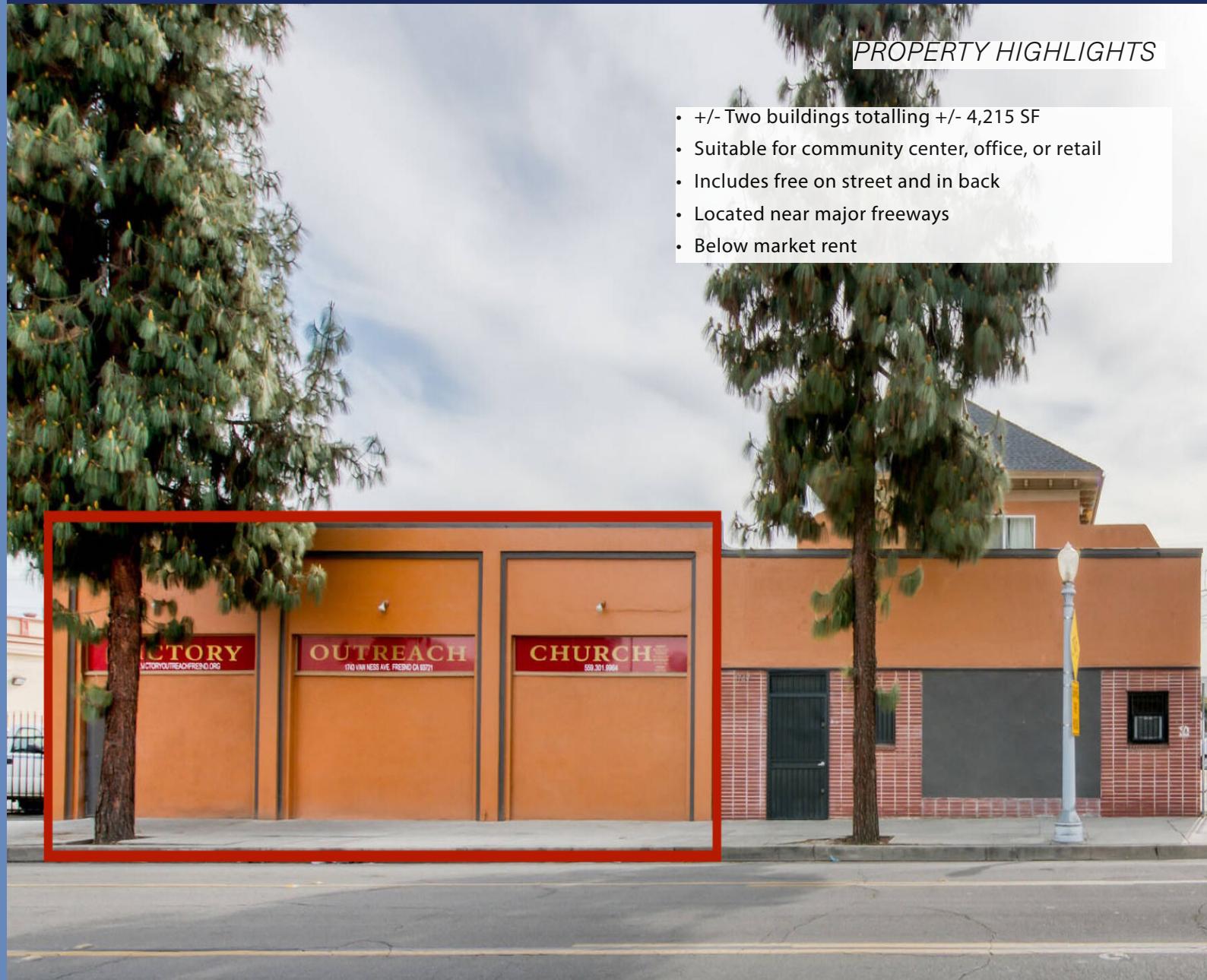
**For Lease**

**TWO FREESTANDING COMMERCIAL BUILDINGS**

**1741-1743 VAN NESS AVE, FRESNO**

**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



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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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## PROPERTY OVERVIEW

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**EXTERIOR PHOTOS**



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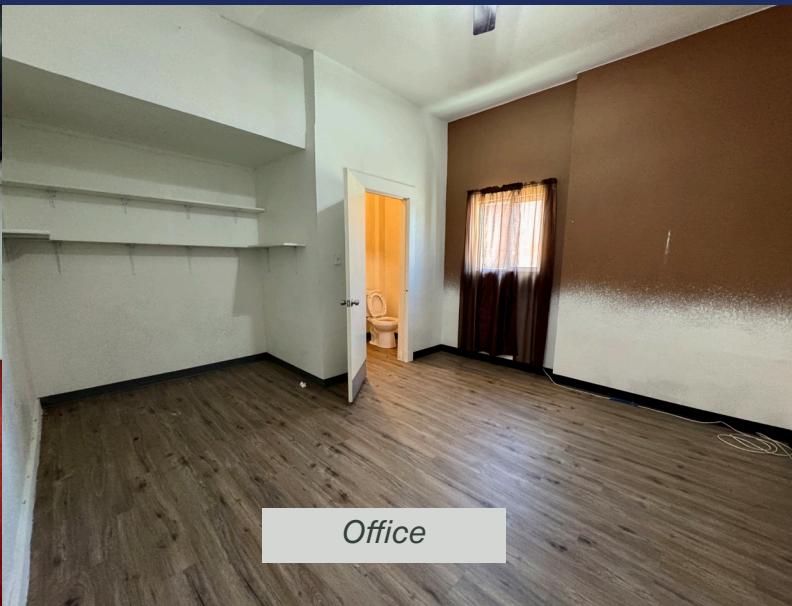
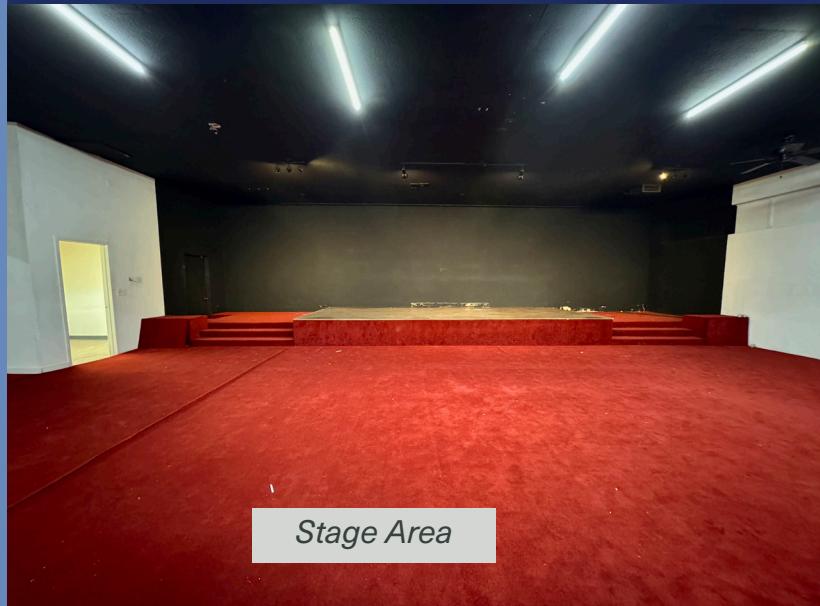
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**INTERIOR PHOTOS**



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**AERIAL**

