

REALTY
CONCEPTS
THE FAMILY COMPANY

HIGTONBROS
REAL ESTATE TEAM

FOR SALE/LEASE

35572 Highway 41
Coarsegold, CA 93614

*Incredible office and opportunity located
in Coarsegold.*

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35572 Highway 41

Coarsegold, CA 93614

Prime Office Building in the Heart of Coarsegold, CA
Positioned along the highly visible Highway 41 corridor, this professional office building offers an exceptional opportunity for investors or owner-users in the community of Coarsegold. The property combines strong visibility, convenient access,

Key Highlights:

- Excellent frontage and exposure on Highway 41 — a main route to Yosemite National Park
- Flexible office layout ideal for medical, professional, or administrative tenants
- Ample on-site parking and easy ingress/egress
- Owned solar
- Close proximity to local retail, dining, and residential developments
- Located just 30 minutes from Fresno and 10 minutes from Oakhurst

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Market Analysis

Overview

The Coarsegold commercial market continues to show steady growth, driven by its proximity to major Central California hubs such as Fresno and Madera, as well as its role as a gateway community to Yosemite National Park. Increased residential development in the region has created consistent demand for local professional and service-oriented office space.

Location

35572 Hwy 41 benefits from exceptional exposure along a high-traffic corridor connecting the Central Valley to the Sierra Nevada foothills. The property's location provides excellent visibility to both local residents and tourists, offering tenants a strategic marketing advantage.

Competitive Positioning

Within the Coarsegold and Oakhurst submarkets, there is limited supply of high-quality office inventory. This property stands out due to its accessibility, on-site parking, and flexible interior configuration — features that appeal to medical, financial, and administrative users.

Target Tenant Profile

Ideal tenants include professional service providers such as:

Medical and dental offices

Financial and insurance firms

Real estate and legal professionals

Regional administrative branches of larger corporations

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Location Hwy 41 in Coarsegold

Address 35572 Highway 41
Coarsegold, CA 93614

APN 054-080-032-000

Sq. Ft. 1,736

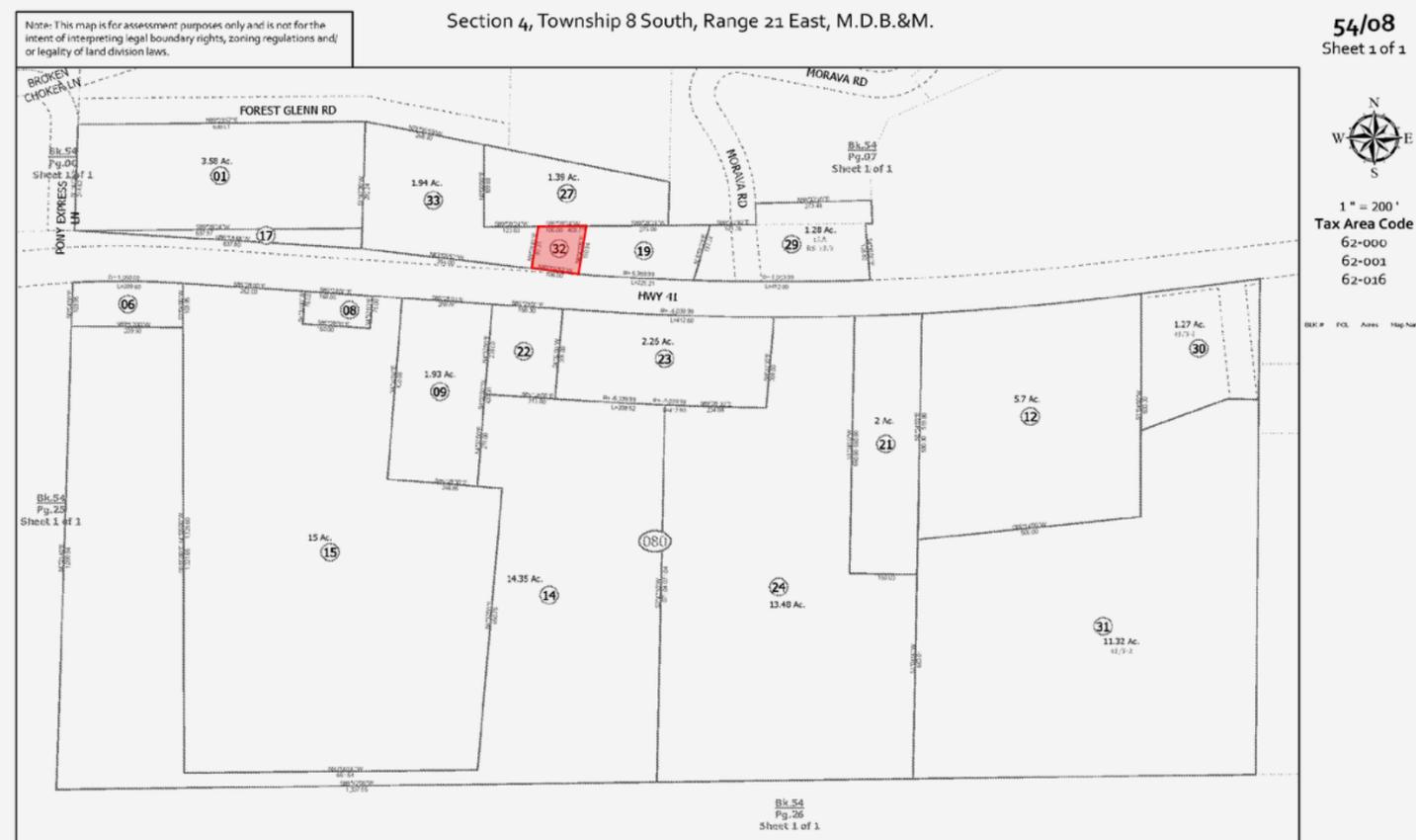


For Sale
\$350,000

For Lease
\$3,000/mo

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Surrounding Area



Position your business for success.

With premier frontage, strong traffic counts, owned solar, and flexible office space, 35572 Highway 41 is a rare opportunity in the Coarsegold market. Schedule a showing or request pricing details today.

Call now.

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