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RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

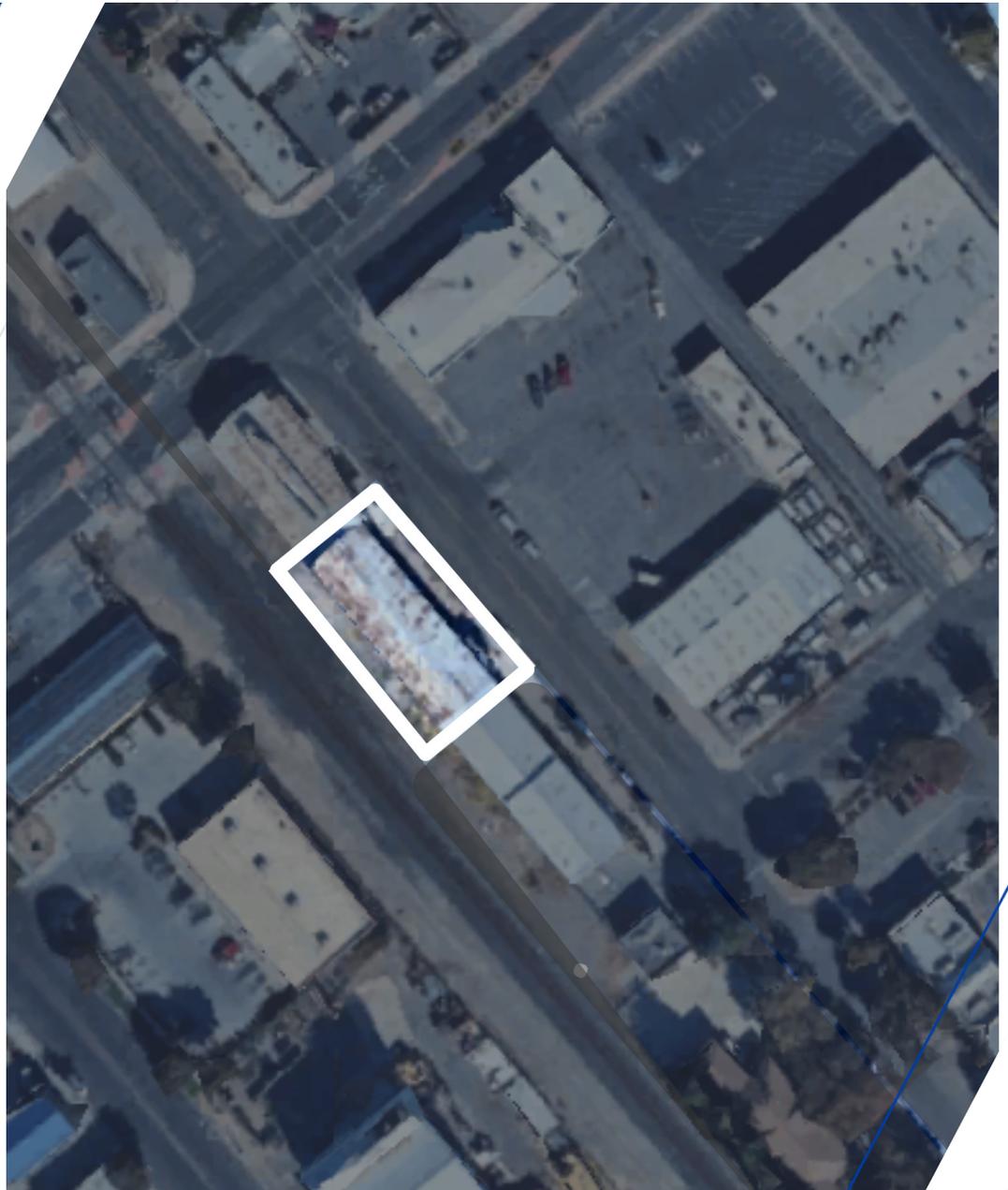
Madera, CA 93638

FOR SALE

INDUSTRIAL PROPERTY

216 NORTH E STREET

MADERA, CA 93638



PRESENTED BY:

KIRK ATAMIAN

Commercial Specialist

559.246.0000

CalDRE #02127378

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

FOR SALE
INDUSTRIAL PROPERTY

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PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Downtown Madera industrial location
- Retail/office storefront plus warehouse space
- Ideal for owner-user or investor
- Flexible layout for multiple business types
- Suitable for storage, distribution, contractors, or light manufacturing
- Easy access to Highway 99 and regional transportation routes
- Value-add potential through improvements or repositioning
- High-demand small-bay industrial product type

OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	0.15 Acres
Building Size:	5,216 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	284	1,506	5,635
Total Population	1,090	5,580	20,559
Average HH Income	\$52,832	\$53,226	\$67,303

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PROPERTY DESCRIPTION



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Value-Add Downtown Madera Warehouse with Retail/Office – Owner-User or Investment Opportunity. Rare opportunity to acquire a value-add industrial property in the Downtown Madera core. The building features a functional combination of street-front retail/office space and a larger warehouse area, making it ideal for owner-users, contractors, distributors, service businesses, or investors seeking repositioning potential. The front portion offers customer-facing office or showroom space with strong visibility, while the rear warehouse provides open, usable industrial area suitable for storage, light manufacturing, e-commerce fulfillment, or trade operations. The flexible layout supports a wide range of commercial and industrial uses. Strategically located near major corridors with convenient access to Highway 99, the property allows efficient movement of goods throughout Madera, Fresno, and the Central Valley. Its downtown setting provides proximity to services, labor, and local business activity. This is a true value-add asset with upside through renovation, lease-up, or owner occupancy.

LOCATION DESCRIPTION

Immerse yourself in the thriving industrial landscape surrounding this premier location in Madera, CA. Strategically situated near major transportation arteries like Highway 99 and the Madera Municipal Airport, the area provides seamless access to critical logistics and distribution channels, catering to the needs of industrial and manufacturing investors. The nearby Madera Municipal Golf Course offers a tranquil retreat for leisure activities, while the Madera District Fair presents engaging opportunities for community involvement. With a robust economy and a supportive business community, the location sets a compelling stage for industrial and manufacturing ventures to prosper and expand. Explore the multitude of resources and opportunities available in the Madera area, ideal for driving industrial and manufacturing investment success.

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LOCATION INFORMATION

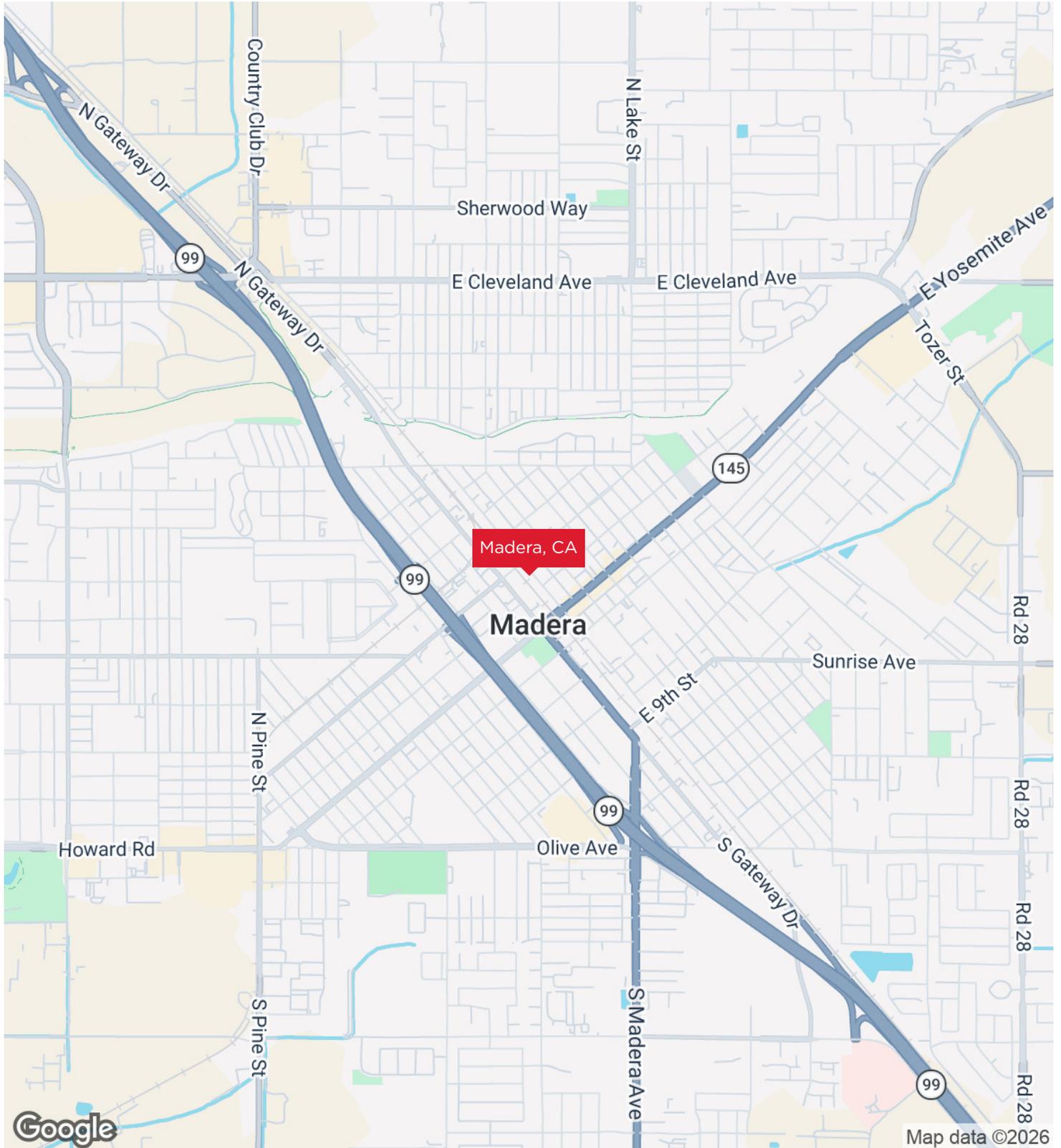
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REGIONAL MAP

LOCATION MAP

AERIAL MAP

REGIONAL MAP

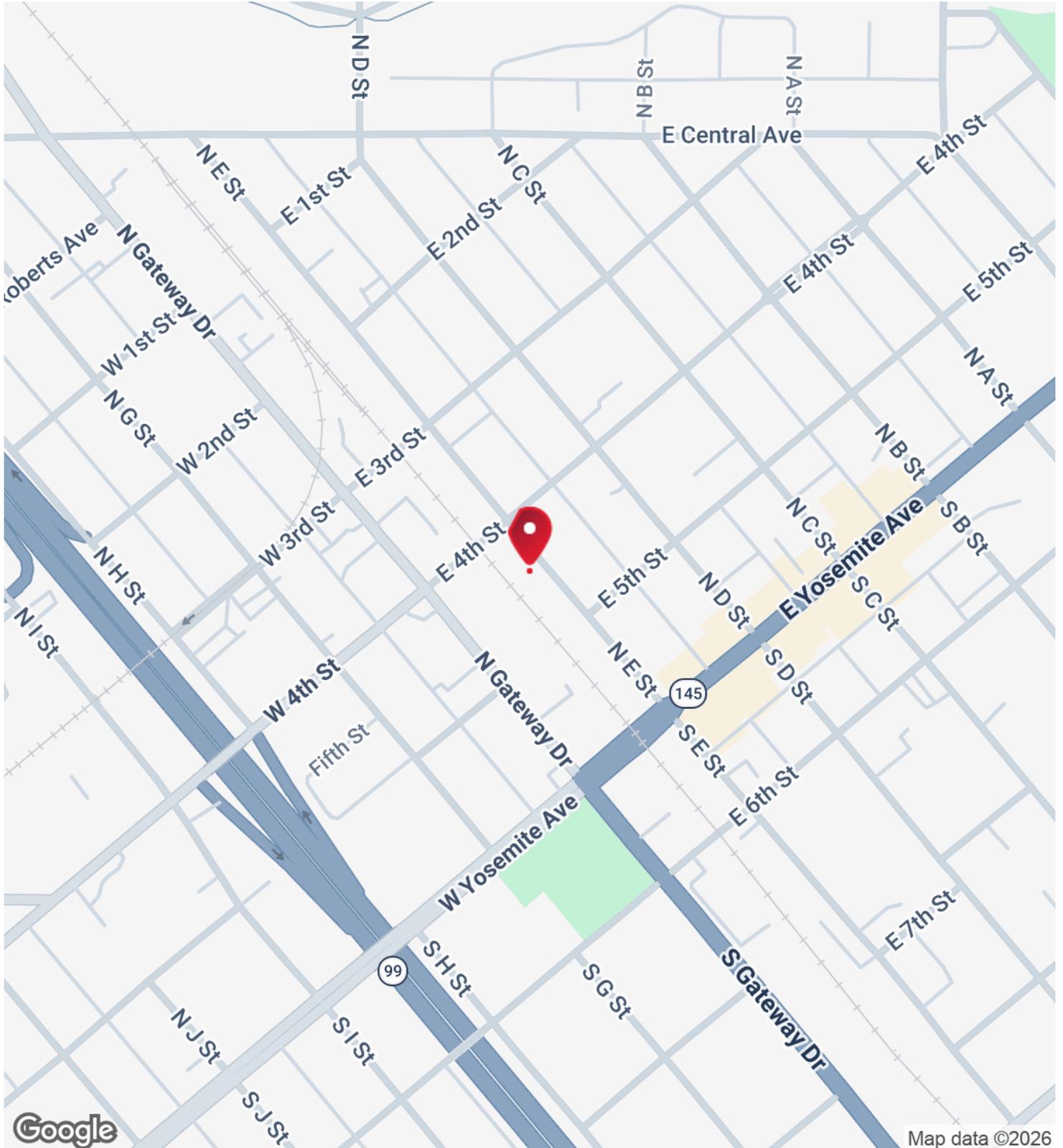


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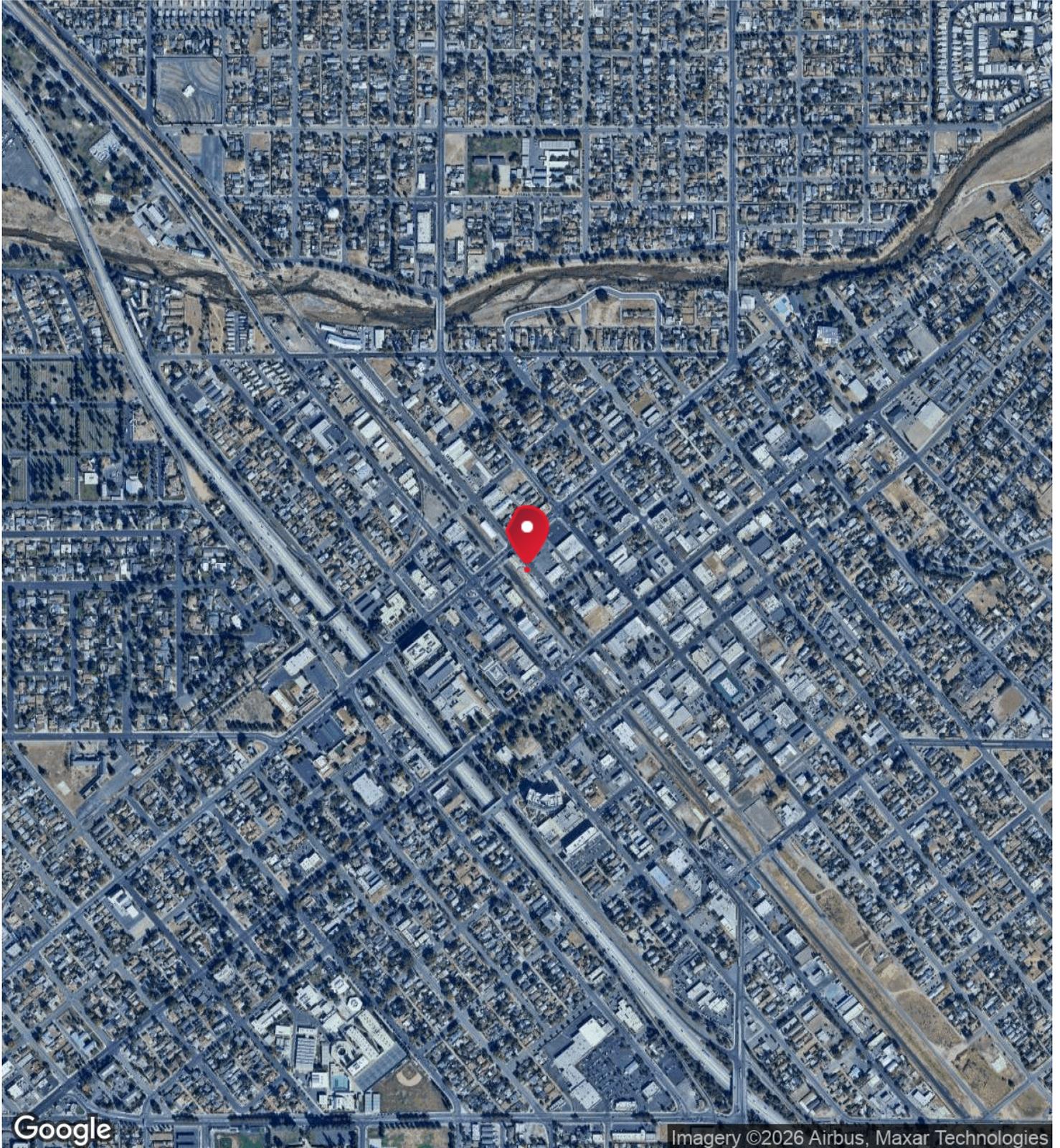
LOCATION MAP



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AERIAL MAP



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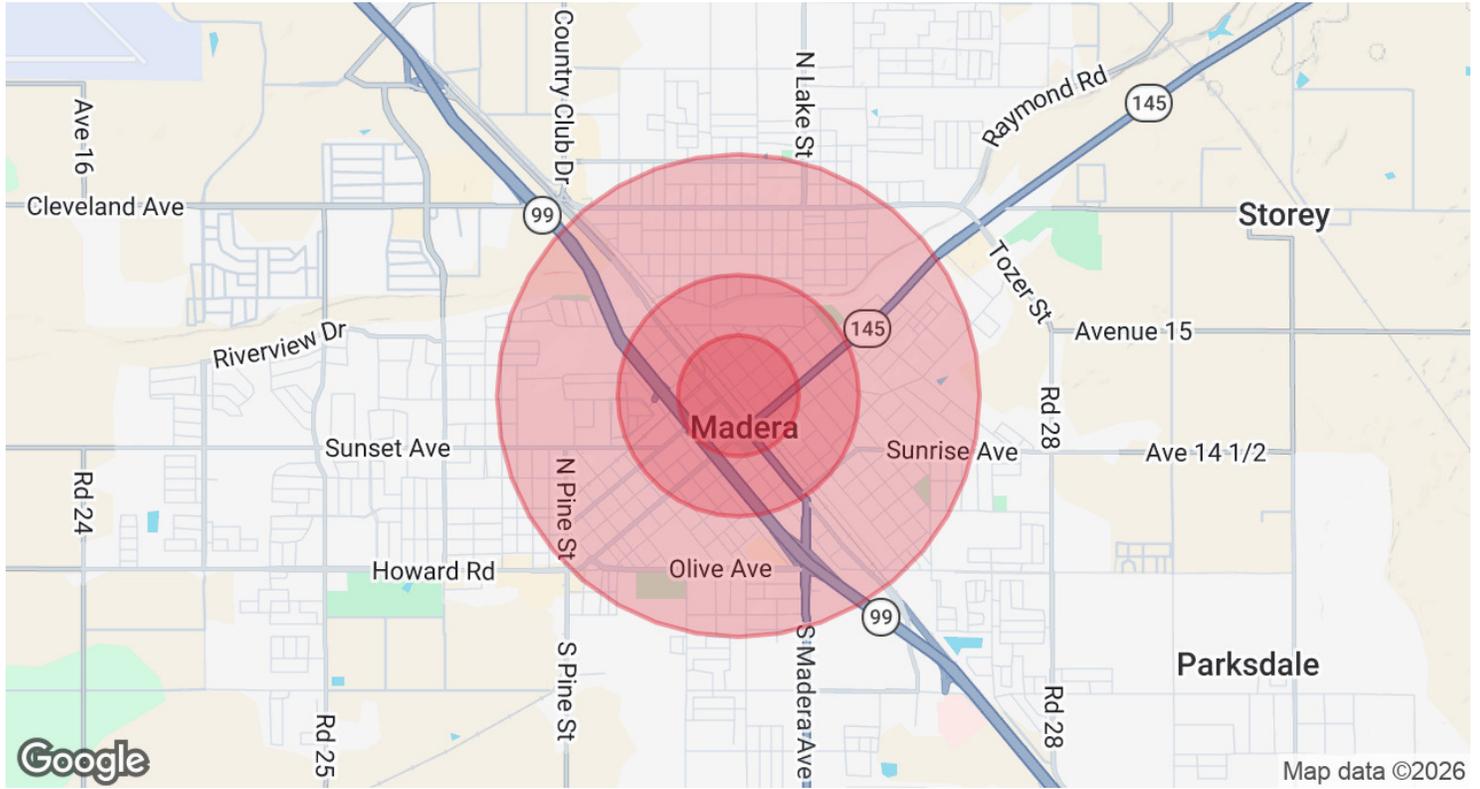
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,090	5,580	20,559
Average Age	28.1	29.2	30.7
Average Age (Male)	26.5	25.4	29.1
Average Age (Female)	23.8	29.7	32.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	284	1,506	5,635
# of Persons per HH	3.8	3.7	3.6
Average HH Income	\$52,832	\$53,226	\$67,303
Average House Value	\$135,341	\$215,567	\$266,939

2023 American Community Survey (ACS)

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

ADVISOR BIO 1

**KIRK ATAMIAN**

Commercial Specialist

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CalDRE #02127378

PROFESSIONAL BACKGROUND

Kirk Atamian, a remarkable figure in his hometown, is widely recognized as a great man who consistently lends a helping hand to those striving to achieve their goals. His generosity knows no bounds when it comes to aiding others in bettering themselves, their businesses, and their careers. Kirk Atamian stands as one of the most trusted agents in the Valley, having earned the confidence of numerous esteemed business and community leaders. With his membership and prior role as chairman of the board at the Madera Chamber of Commerce, Kirk actively collaborates with individuals, investors, and developers interested in the city's most sought-after properties.

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

When Kirk is not engaged in his professional pursuits, he indulges in a range of activities such as cooking, poker, culinary adventures, community event involvement, and cherished moments spent with his family and friends.

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