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204 N. Abby Street

NEC Abby St. & Illinois Ave. Fresno, California

Vacant Building & Land Parcel Opportunity

- Two (2) parcels
- Freestanding building on highly visible corner
- Quick access to Freeways 41 & 180
- Located in Opportunity Zone
- CMX (Corridor Mixed-Use) and RS5 (Residential Uses) zoning

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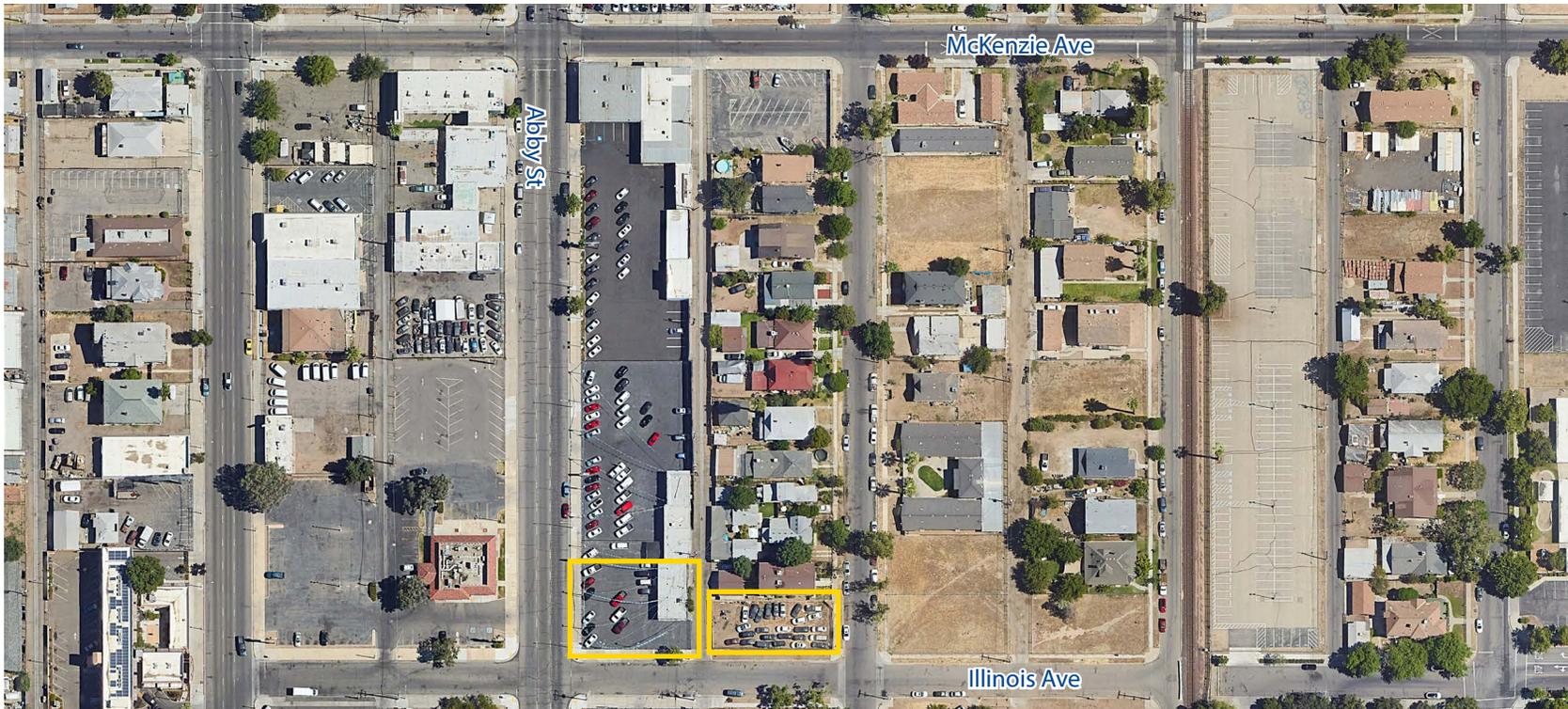
Property Summary

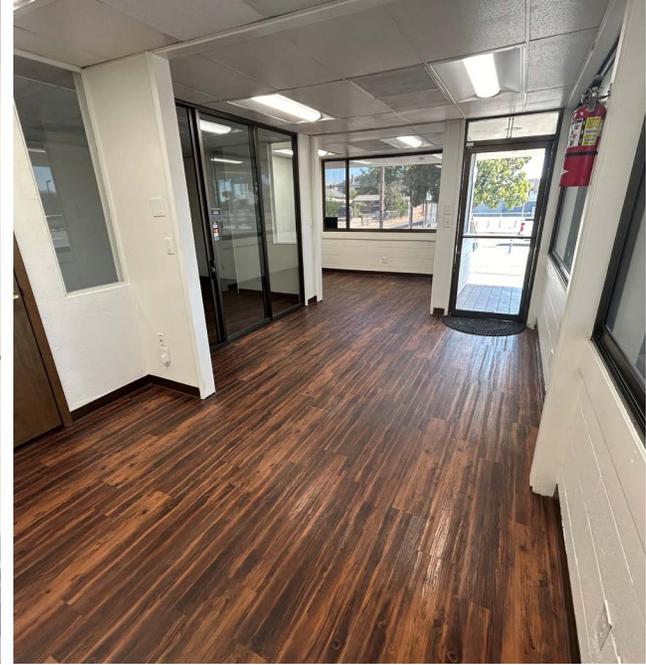
NEC Abby St. and Illinois Ave. | Fresno, CA

Freestanding building on a highly visible corner. Large lot with 12 ft. clearance, shop with HVAC controlled offices, two restrooms in each building, freshly painted and upgraded (both interiors and exteriors), private offices and reception areas. Owner just installed a brand new 12' x 18' roll-up door in the shop area. Building 204 has "freestanding monument/billboard type" signage along Abby Street. Building is leased to Franco Auto Sales until December 31, 2025. Property also comes with a .17 acre private fenced lot, which is being sold as a separate parcel.

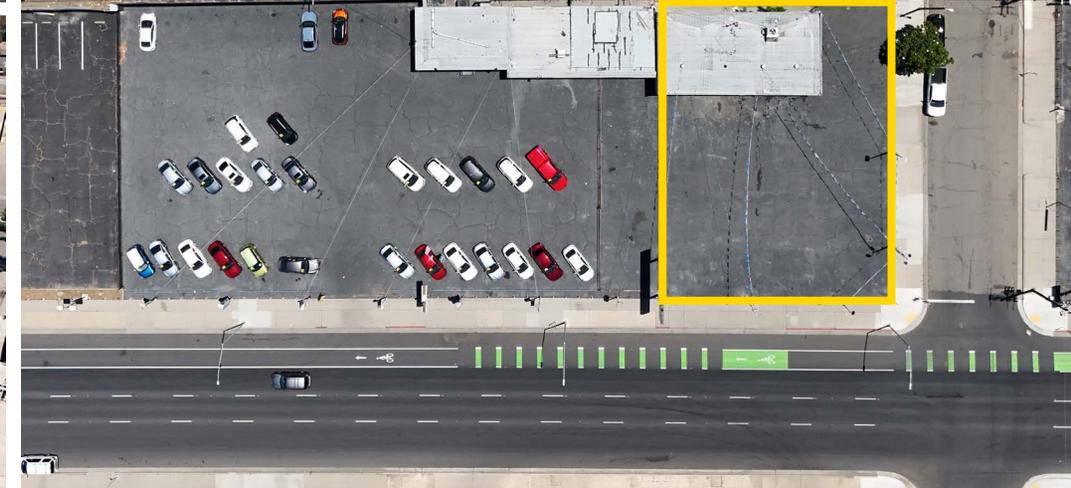
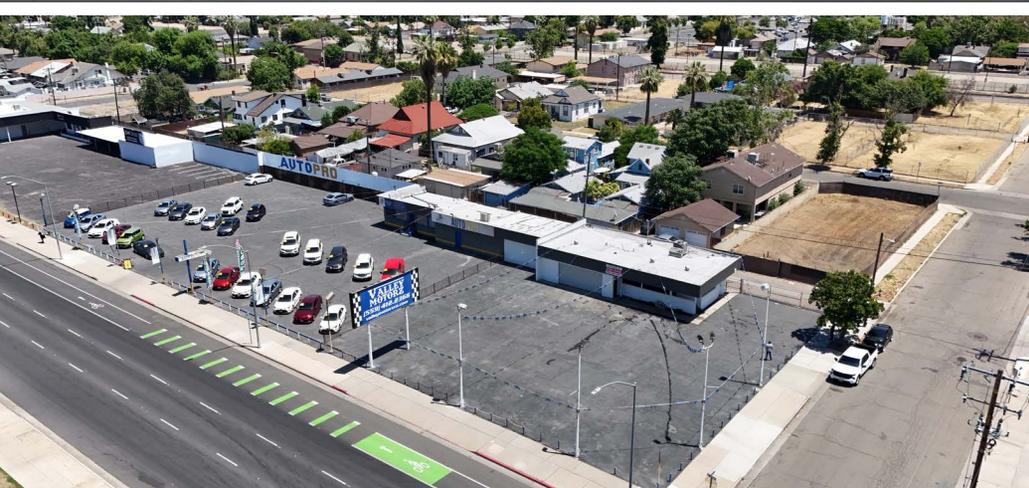
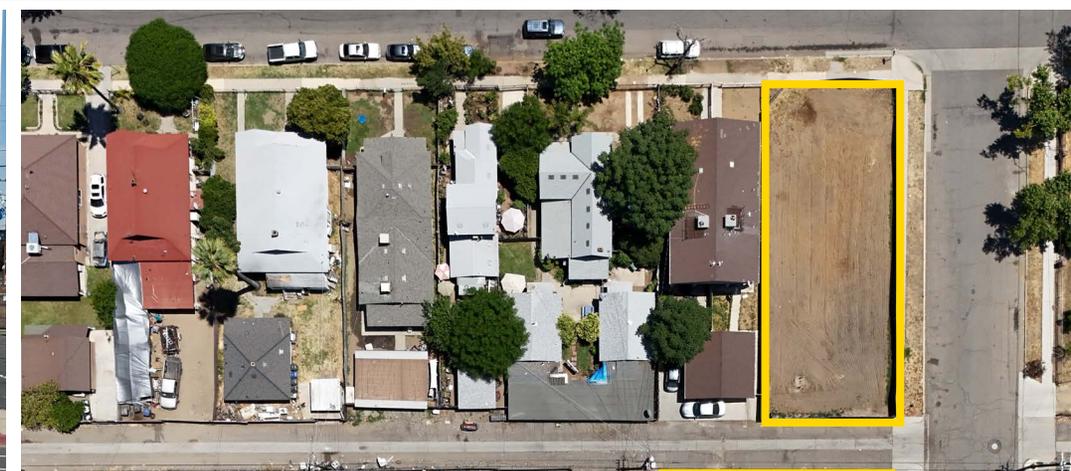
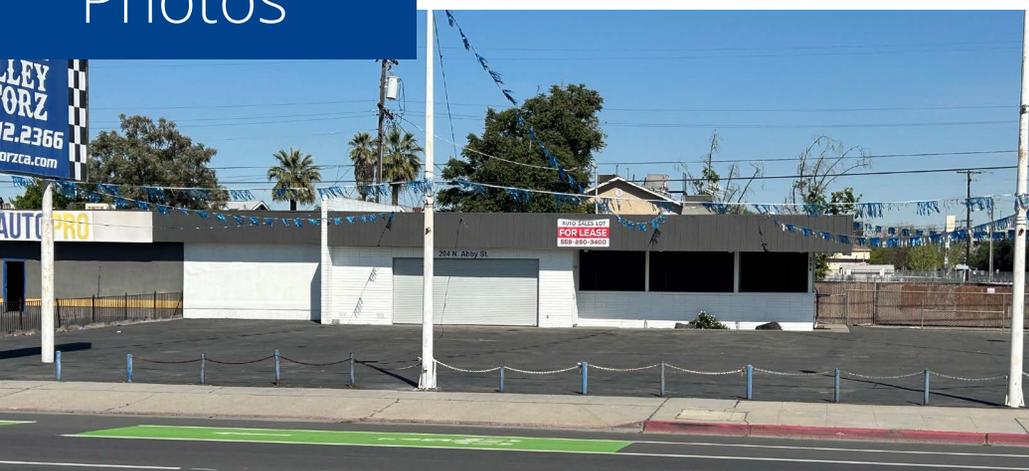
Key Facts	204 Building Vacant	Undeveloped Parcel
Office/Shop	±1,589 SF	7,500 SF
APN	459-252-24	459-252-14
Zoning	CMX (Commercial Mixed Use)	RS5 (Residential Use)
Total Land Size	.24 acre (10,350 SF)	.17 acre (7,500 SF)
Purchase Price	\$425,000	\$84,500
Financing	Seller will consider financing a sale with a minimum 35% down payment. Terms to be mutually agreed upon.	Negotiable

Site Plan | 204 N. Abby Street





Property Photos



NEC Abby St. & Illinois Ave. Fresno, CA

Demographics

	1 Mile	3 Miles	5 Miles
Population	22,276	154,451	337,753
2028 Projected Population	22,298	154,202	338,321
Households	7,104	46,984	105,440
2028 Projected Households	7,167	47,233	106,350
Average Home Value	\$276,238	\$281,693	\$315,527
Average Household Income	\$47,921	\$59,102	\$65,944
Median Age	30.6	29.7	30.2
Owner Occupied Households	1,258	17,122	41,970
Renter Occupied Households	5,846	29,862	63,470
Daytime Population	50,174	181,852	387,189



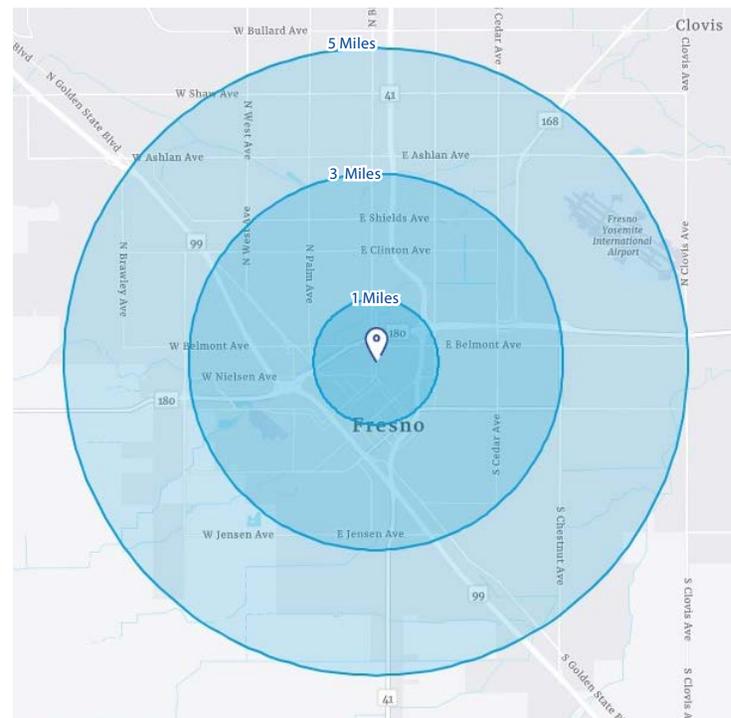
Bike Score
87



Walk Score
78



Transit Score
48



5-Year Trends



Population
338,321



Avg HH Income
\$76,798



Avg Home Value
\$334,493

Source: American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, U.S. Census





Traffic Count
HWY 180: ±242,000 ADT

TEHIPITE
MIDDLE
SCHOOL

YOKOMI
ELEMENTARY
SCHOOL

LOWELL
ELEMENTARY
SCHOOL

Traffic Count
HWY 41: ±228,000 ADT

MURAL
DISTRICT

DOWNTOWN
FRESNO

FRESNO
CITY HALL

For Sale
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