

FOR SALE | LAND

# ABBY/BIRCH-SALE/GROUND LEASE

27 EAST BIRCH AVENUE | FRESNO, CA 93650

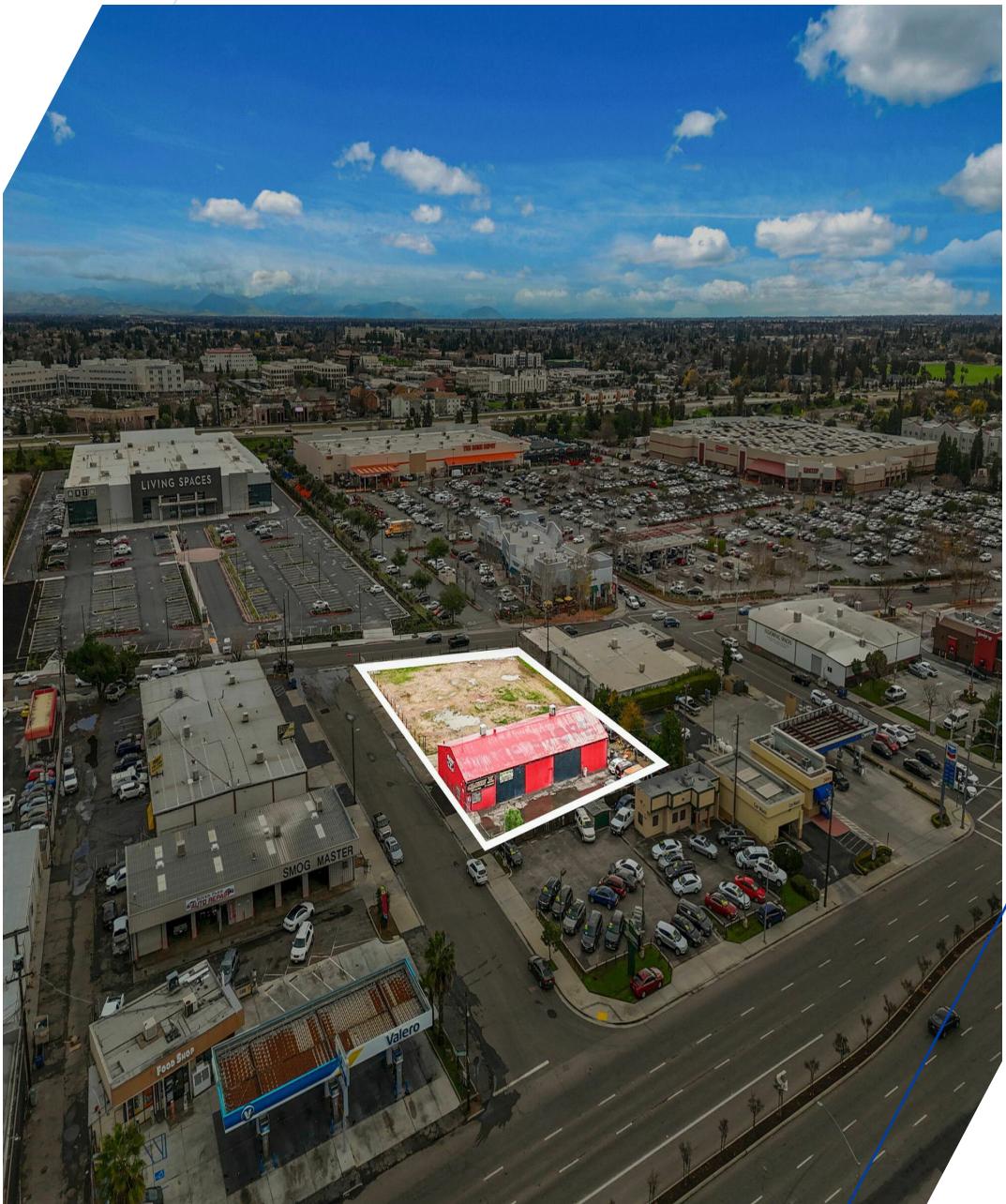
PRESENTED BY:

**KIRK ATAMIAN**

Commercial Specialist

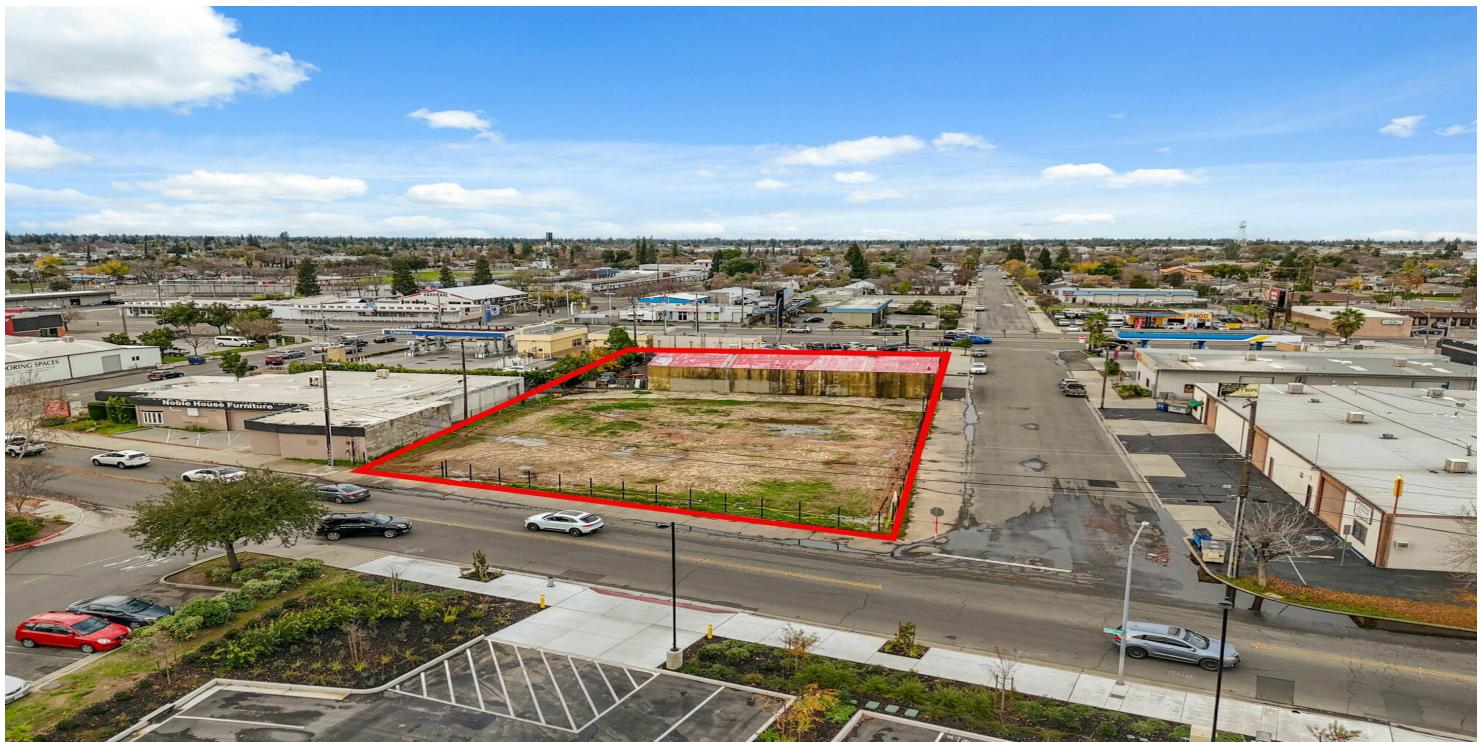
559.246.0000

CalDRE #02127378



# ABBY AND BIRCH

27 EAST BIRCH AVENUE | FRESNO, CA 93650



## PROPERTY DESCRIPTION

Grab this rare opportunity to invest in a strategically located commercial property at 27 West Birch Avenue, Fresno, CA, 93650. Zoned for commercial use, this promising property is tailor-made for aspiring land or retail-pad investors seeking a lucrative venture in the thriving Fresno area. Boasting a prime location, this property offers the ideal canvas to bring your business vision to life. Don't miss out on the chance to capitalize on this exceptional investment opportunity and secure a foothold in one of Fresno's most sought-after locations.

## PROPERTY HIGHLIGHTS

- One of Fresno's most established and sought-after commercial districts
- Premier River Park location
- Across from Living Spaces, next to Costco and Home Depot
- High traffic counts and strong retail synergy
- Excellent visibility and access

## LOCATION DESCRIPTION

27 E Birch Ave one of three apn available is positioned in the heart of Fresno's premier River Park commercial corridor, one of the most active retail and mixed-use districts in the Central Valley. The property sits directly across from Living Spaces and immediately adjacent to Home Depot and Costco, placing it among top national retailers that drive consistent daily traffic.

## OFFERING SUMMARY

Sale Price:	\$2,999,990
Lot Size:	29,500 SF



RE/MAX SUCCESS - KIRK ATAMIAN

Each office independently owned and operated

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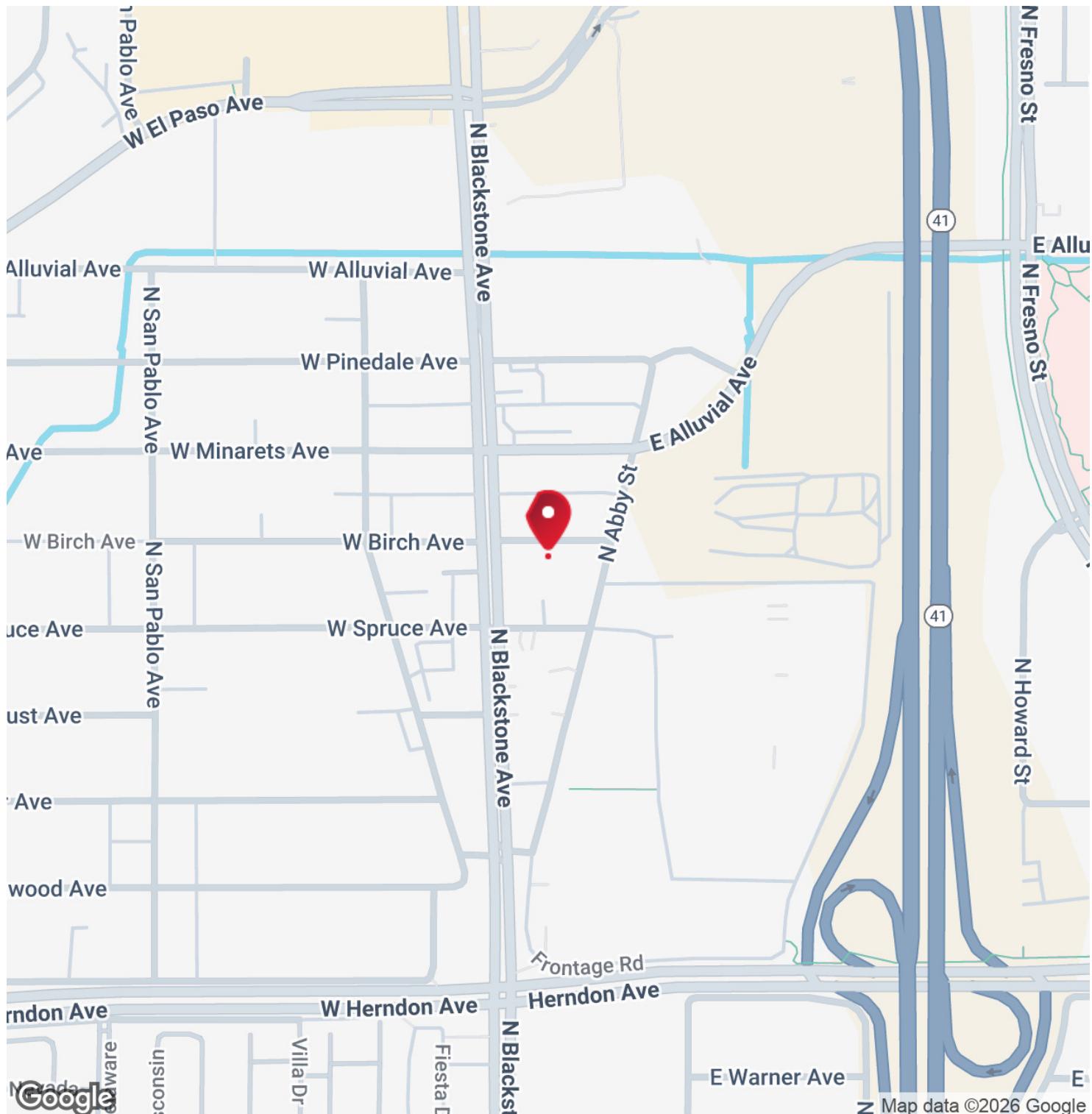
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LOCATION MAP

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