

A photograph of a single-story office building with a grey shingled roof and a combination of brick and white stucco walls. The building has several large windows and a covered entrance on the left. A blue handicapped parking sign is visible near the entrance. The building is surrounded by greenery and a clear blue sky with some clouds. A paved parking lot is in the foreground.

**General Office Condo for Sale**  
**Owner/User Opportunity**  
3585 W. Beechwood Ave., #101  
Fresno, California

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DRE #01195311

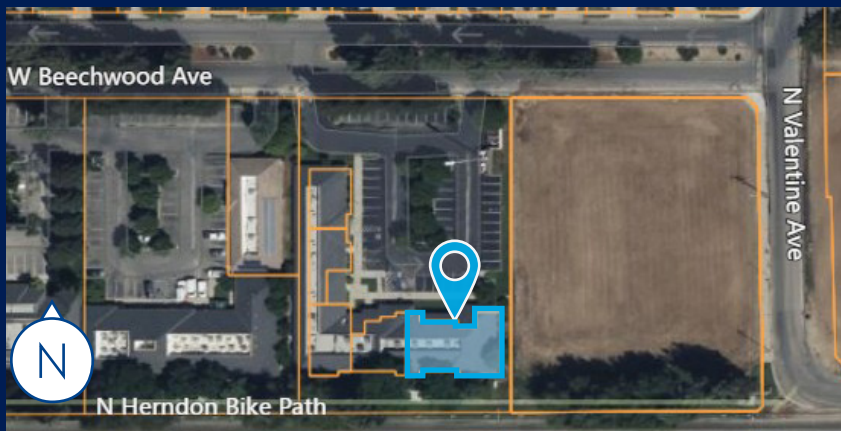
# Property Summary

Hard-to-find, small general office condo in the desirable Northwest Fresno market. Ideal opportunity for a general/medical office user to own prime real estate for their business. Efficient floorplan provides for 11 private offices, large conference room, administrative support area, break room, file/work room, storage room, reception/waiting area, and interior restrooms.

Located near Herndon and Brawley Avenues, within walking distance to several retail services, restaurants, and banking. Situated in a premier Northwest Fresno neighborhood, surrounded by numerous quality tenants.

## The Details

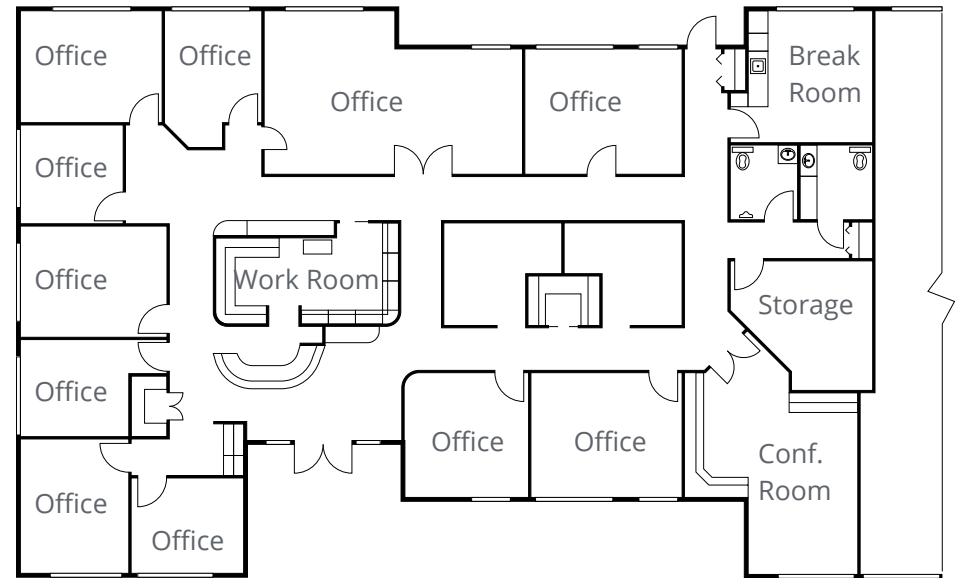
Condo Size:	Suite 101   $\pm 4,772$ SF (County Records)
Lot Size:	$\pm 20,037$ SF (County Records)
APN:	501-170-045
Price:	\$815,000.00
Zoning:	O (Office), City of Fresno
Year Built:	1989
Parking:	Shared and plentiful



# Property Photos and Floor Plan

3585 W. Beechwood Avenue | Fresno, California

Condo Size:  $\pm 4,772$  SF



Floor Plan Not to Scale



# Surrounding Amenities



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