

MULTI-TENANT RETAIL BUILDING & ADJACENT VACANT LAND PARCEL FOR SALE



SWC Fruit Ave & Shields Ave | Fresno, CA 507 W. Shields Avenue, Fresno, CA

Property Summary:

2 parcels located at a major signalized intersection on the SWC of Shields Avenue and Fruit Avenue in Fresno California. Highly visible +/- 2,541 SF freestanding multi-tenant building (Parcel A) and adjacent vacant land parcel included.

BOTH PARCELS COMBINED, CREATE AN IDEAL DEVELOPMENT SITE FOR A VARIETY OF RETAIL AND OFFICE USES.

Demographics:	1 Mile	3 Mile	5 Mile
Population	25,424	152,716	371,636
Avg HH Income	\$50,000	\$50,058	\$54,974

Property Features:

- Located on a signalized hard corner. Freestanding Building consisting of 3 individual suites.
- Great visibility with excellent traffic counts.

For further information, please contact:

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COMMERCIAL | RETAIL
ASSOCIATES

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MULTI-TENANT RETAIL BUILDING & ADJACENT VACANT LAND PARCEL FOR SALE

LOCATION: (Parcel A) 507 W. Shields Avenue, Fresno, CA. 93705 and adjacent Vacant Land parcel (Parcel B)

LAND SIZE PARCEL A: APN # 443-032-49 Approx 0.287 AC / 12,500 SF (per City of Fresno)

YEAR BUILT: 1978 (per Title Company Record)

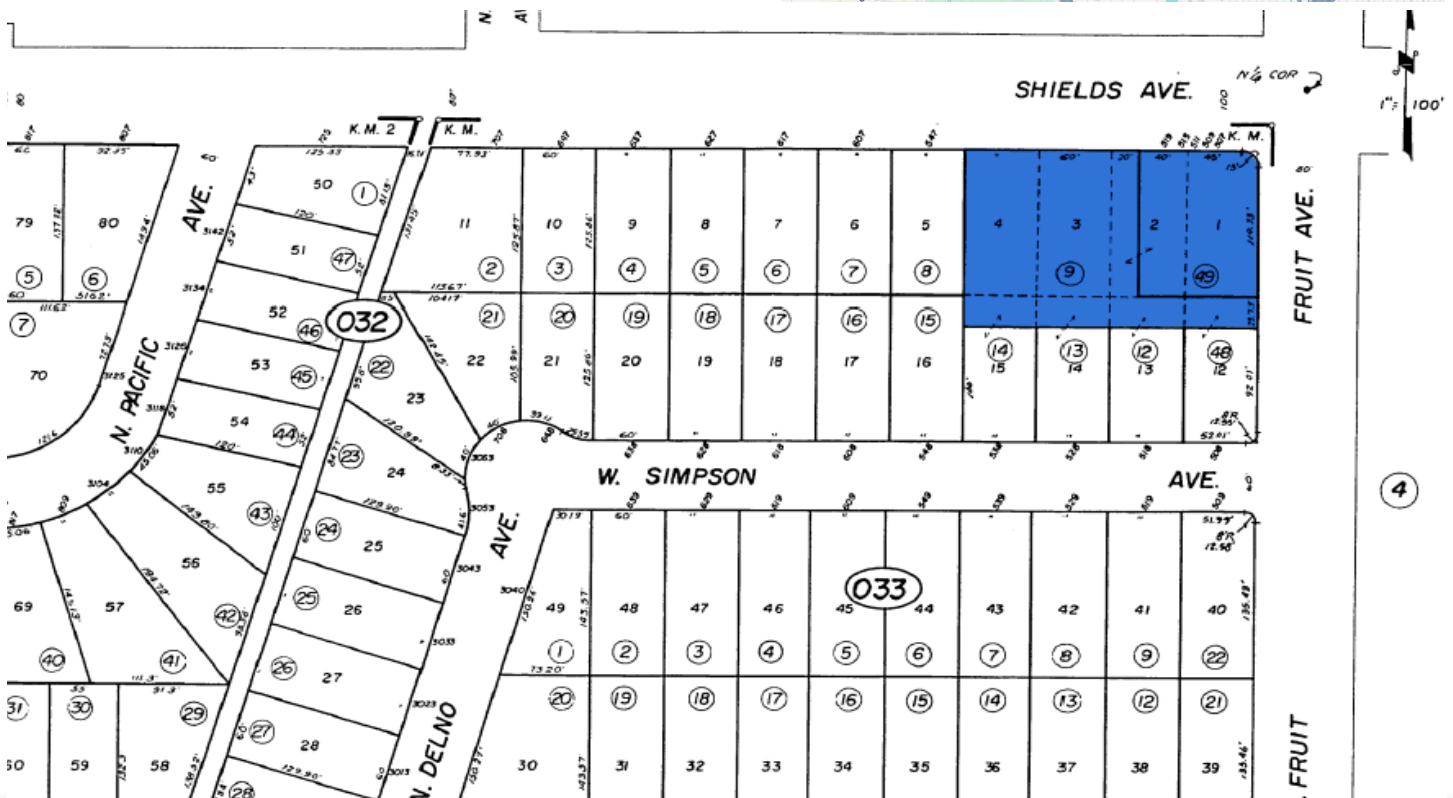
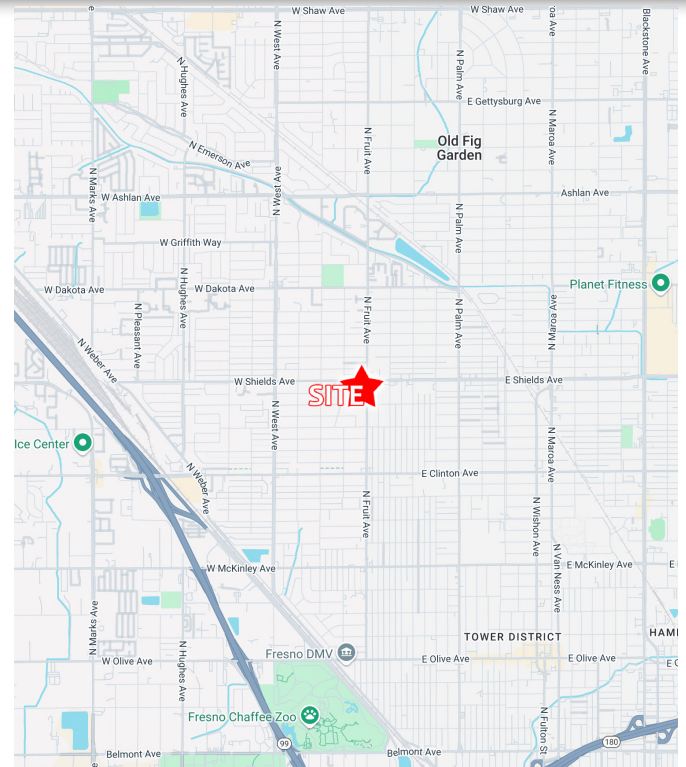
LAND SIZE PARCEL B: APN # 443-032-09 Approx 0.54 AC / 23,522 SF (per City of Fresno)

COMBINED PARCEL A and B: Approx 0.827 AC / 36,022 SF

ZONING: CC Commercial – Community (City of Fresno Buyer to Verify)

PROPERTY FEATURES: Located on a signalized hard corner. Freestanding Building consisting of 3 individual units. (City of Fresno Buyer to Verify)

PRICE: \$795,000



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