



## HIGHLIGHTS

- Office building & corner parking lot
- 2 parcels total
- Located in an Opportunity Zone
- Suitable for owner-user, investor, or developer

# For Sale

OFFICE & PARKING LOT

1327 N ST.  
DOWNTOWN FRESNO, CA 93721

CONTACT EXCLUSIVE  
LISTING BROKER

**Stumpf and Company**

CA DRE Lic. #00533442

(559) 222-3058

[veronica@stumpfandcompany.com](mailto:veronica@stumpfandcompany.com)

2045 E. Ashlan Ave., #102  
Fresno, CA 93726

**Fresno** (559) 222-3058

**Oakhurst** (559) 641-6807

[www.stumpfandcompany.com](http://www.stumpfandcompany.com)

VIEW OUR LISTINGS

*Although all information furnished regarding the subject property for sale and/or lease is from sources deemed reliable, this information has not been verified and no expressed representation is made nor is any to be implied as to the accuracy thereof and may be subject to errors, omissions, and change of price or lease without notice and to any special conditions imposed by our principal.*



For sale is a freestanding commercial building and a corner parking lot. Two parcels total. Zoning permits a variety of uses and the property can be redeveloped. Located in an Opportunity Zone. Individual offices are leased to attorneys on a month-to-month basis. This property is ideal for an owner-user, investor, or developer.

### LOCATION

1327 N St., Fresno (N St., between Tuolumne St. & Merced St.). Located in the Civic Center of Downtown. Close proximity to courthouses, City Hall, Community Regional Medical Center. Easy access to Freeway 180 and all major freeways in the Central Valley.

### SIZE

Office building: +/- 9,682 sf // Lots: +/- 18,750 sf total. **See brochure for more information.**

### PRICE

\$1,345,000 (\$140 psf) **PRICE REDUCED!**

### PARKING

Surface parking lot, includes approx. 29 parking stalls. Free 2-hour street parking.

### YEAR BUILT

1978

### ZONING

DTN (Downtown Neighborhood), Activity Class C. Permitted uses include: residential, office, retail, mixed-use, religious center, care facility, parking, etc. [Click here for full list of permitted uses.](#)



# 1327 N St., Fresno

PROPERTY BOUNDARIES

CONTACT EXCLUSIVE  
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Parking Lot  
(APN 466-112-11)  
+/- 11,250 sf  
Approx. 29 stalls

Office Building  
(APN 466-112-04)  
+/- 9,682 sf bldg  
+/- 7,500 sf lot



# 1327 N St., Fresno

## PROPERTY DESCRIPTION

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| Address                      | Description        | Size          | Notes                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------|--------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1327 N St.                   | Office - 1st Floor | +/- 6,300 sf  | Features: <ul style="list-style-type: none"> <li>• 1 waiting room/reception area</li> <li>• 10 private offices</li> <li>• 2 large co-working spaces (could be combined for a large conference room or training room)</li> <li>• 1 copy room</li> <li>• 1 library/conference room</li> <li>• 2 breakrooms (one has a kitchenette)</li> <li>• 4 restrooms</li> </ul> |
|                              | Office - 2nd Floor | +/- 3,382 sf  | Large open room currently used for storage. Unfinished but has electrical, windows, and some framing. Can be converted into additional office space. Staircase access only.                                                                                                                                                                                        |
| APN 466-112-11 (Parking Lot) | Parking Lot        | +/- 11,250 sf | Corner surface parking lot with approximately 29 parking stalls.                                                                                                                                                                                                                                                                                                   |

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PRIVATE OFFICE



WORK STATION



BREAKROOM



UPSTAIRS

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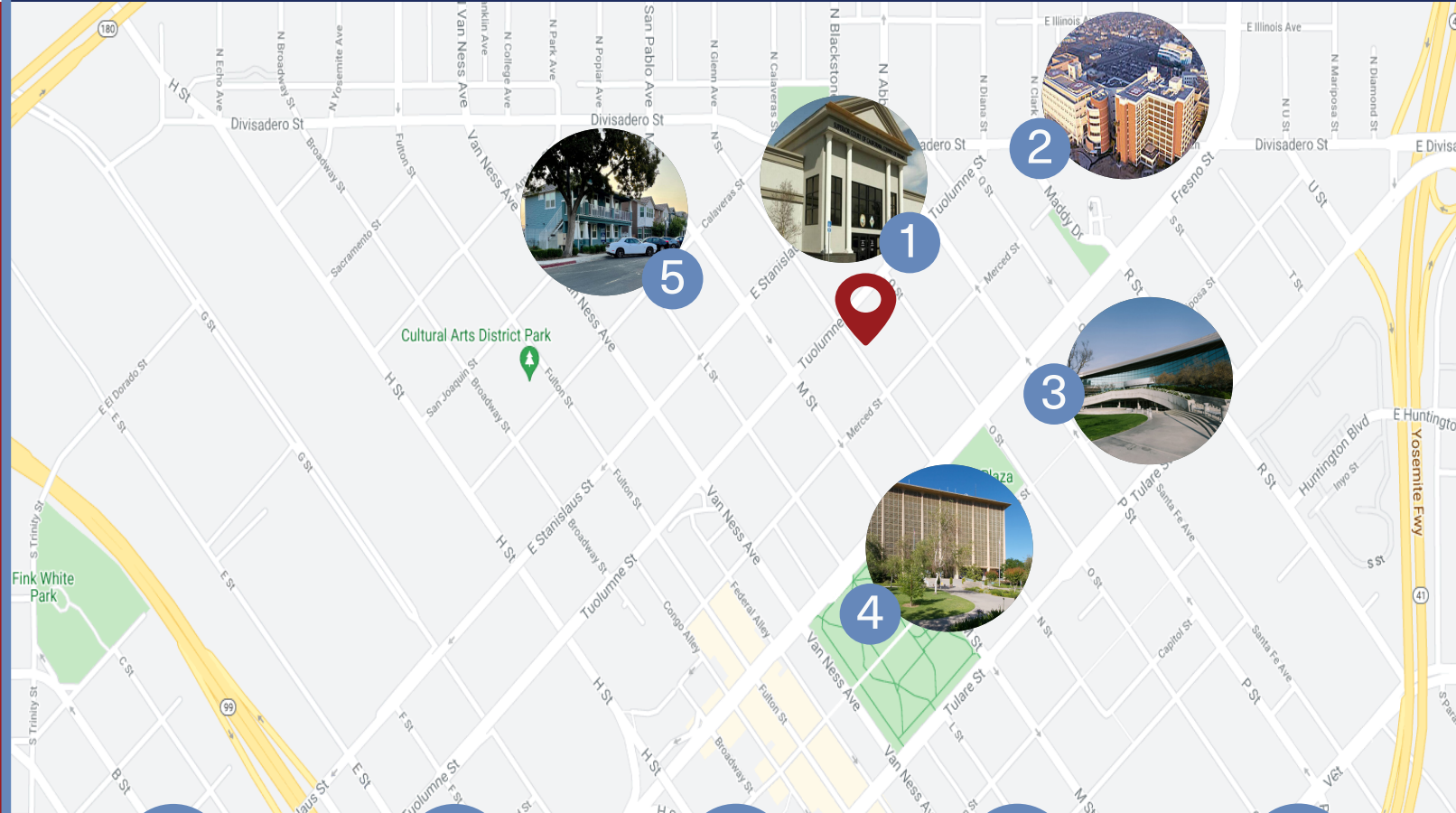
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1

FRESNO COUNTY  
SUPERIOR COURT

2

COMMUNITY  
REGIONAL MEDICAL  
CENTER

3

FRESNO CITY HALL  
AND OTHER CIVIC  
BUILDINGS

4

FRESNO COUNTY  
COURTHOUSE PARK

5

SEVERAL NEW  
RESIDENTIAL  
& MIXED-USE  
DEVELOPMENTS