

2816 N. Blackstone • Fresno, California



# COMMERCIAL BUILDING FOR SALE - \$535,000 (\$156/SF)

Fenced Covered Courtyard, Parking, Outdoor Patio  
6.45 % Cap Rate - Approx. ±3,430 Square Feet Building  
on Approx. ±11,761 sf of Land APN: 445-103-23

*Centrally Located Near Fresno City College, Freeway 41 & Manchester Center*



## ROBERT ELLIS LEASING AND INVESTMENT, INC.

**ROBERT ELLIS**  
PHONE: 559/228-8900  
DRE LICENSE #00870649

**MITCH WEIBERT**  
PHONE: 559/355-0841  
DRE LICENSE #02198339

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711  
rellis@reli1.com • mweibert@reli1.com • www.reli1.com

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# LOCATION AERIAL



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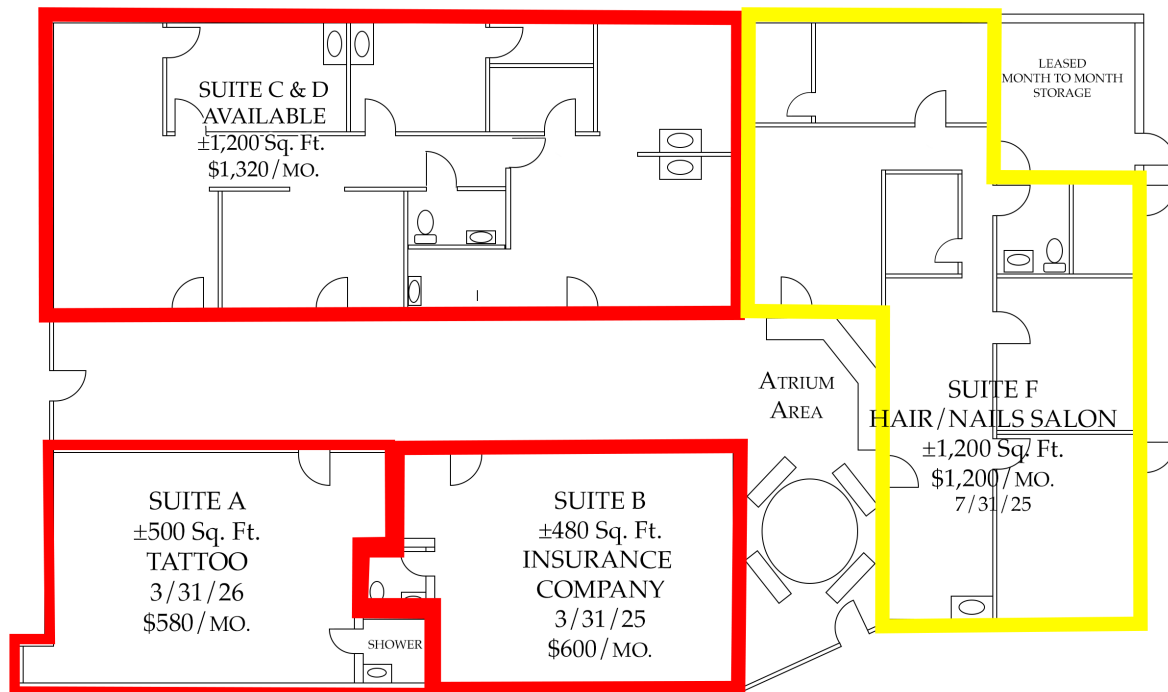
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.

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# FLOOR PLAN



## SUITE F

*For Lease*

*±1,200 SF -- \$1,320/Month\**

*\* Tenants responsible for all utilities & C.A.M.*

Gross Rent: \$3,700/Month  
x 12 Months

Annual Rent \$44,400

C.A.M. \$ 4,200

\$48,600

Less Taxes, Inurance & Maintenance (Est.) (\$14,040)

**Net Operating Income \$34,560**

**6.45% Cap Rate \$535,000**

*Robert Ellis is a Licenced Real Estate Broker and Principle in 2816 North Blackstone.*



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## PARCEL MAP 2816 North Blackstone Fresno, California



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