

# N ACADEMY AVENUE | SANGER, CA

±1.56 Acre Commercial Lot For Sale or Lease



**N Academy Avenue in Sanger, CA** offers a ±1.56 acre commercial lot available for sale or lease. The property is zoned C-M (Commercial & Light Manufacturing), which permits retail and wholesale sales, warehousing, light manufacturing, distribution, and storage uses. The lot provides flexibility for both owner-users and developers looking to establish or expand operations in the Fresno County market.

The site is positioned along N Academy Avenue, a key north-south route through Sanger with convenient access to Highway 180 and Fresno, located just 13 miles west. Sanger is a growing community with a population of 26,617 as of the 2020 census and is supported by residential neighborhoods, schools, and local services.

**Sale Price:** \$469,576 (\$7/psf)

**Ground Lease:** \$77,000/year

**Zoning:** Zoned C-M (Commercial & Light Manufacturing)

© Capital Rivers Commercial | DRE #01522447

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

## DANNY ARROYO

Director of Sales & Leasing

916.717.7975

danny@capitalrivers.com

DRE #02157228

