

101 WEST CLINTON • Fresno, California



FOR SALE

Approximately ±26,241 Square Feet Under Roof

Interior Space ±20,760 Square Feet

Sale Price: \$1,795,000.00 (\$86.50/SF)

- Great Street Visibility
- Sanctuary (With Mezzanine)
- Classroom/Meeting Center
- Ample Parking On-site
- Excellent Traffic Counts
- Occupancy Between 150 & 200 People
- Zoning PI (Public & Institutional)*
- Sanctuary - 290 Person Capacity



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
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PROPERTY INFORMATION

Sale Price:.....\$1,795,000.00

Total Building Area:..... Under Roof * $\pm 26,241$ Square Foot
Interior Space $\pm 20,730$ Square Foot

Terms:.....Offered For Sale at \$1,795,000.00 (\$86.50 per square foot).

APN:.....444-053-16

Zoning:.....PI (Public and Institutional)*.

*



****The PI district is for public or quasi-public facilities, including City facilities, utilities, schools, health services, corporation yards, utility stations, and similar uses. Accessory retail uses and services, including food facilities and childcare, are permitted.**

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PROPERTY DESCRIPTION

Location: 101 W Clinton Avenue is located in central Fresno with strong street visibility, excellent traffic counts, and convenient access to major city corridors.

Description: Very Well maintained single story building, concrete tilt-up, insulated, air conditioned offices, parking, with warehouse.

Building A: Sanctuary with mezzanine totaling 6,664 ± sq. ft., with seating capacity of approximately 290 people.

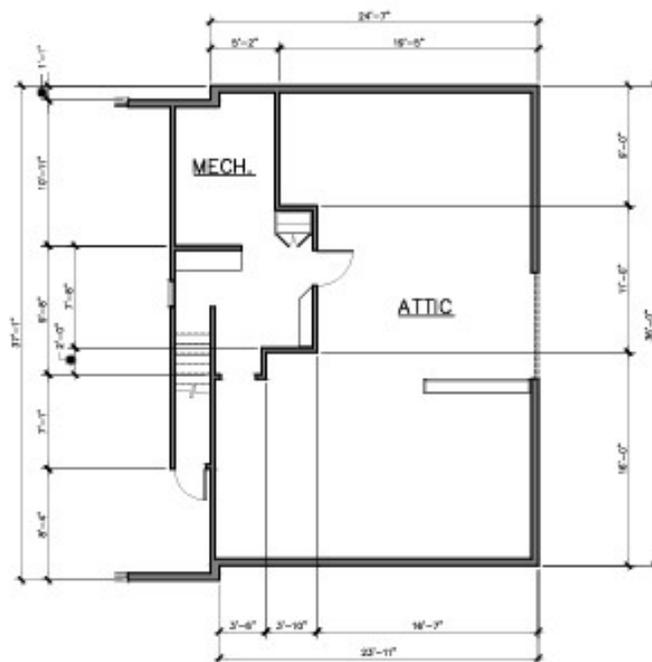
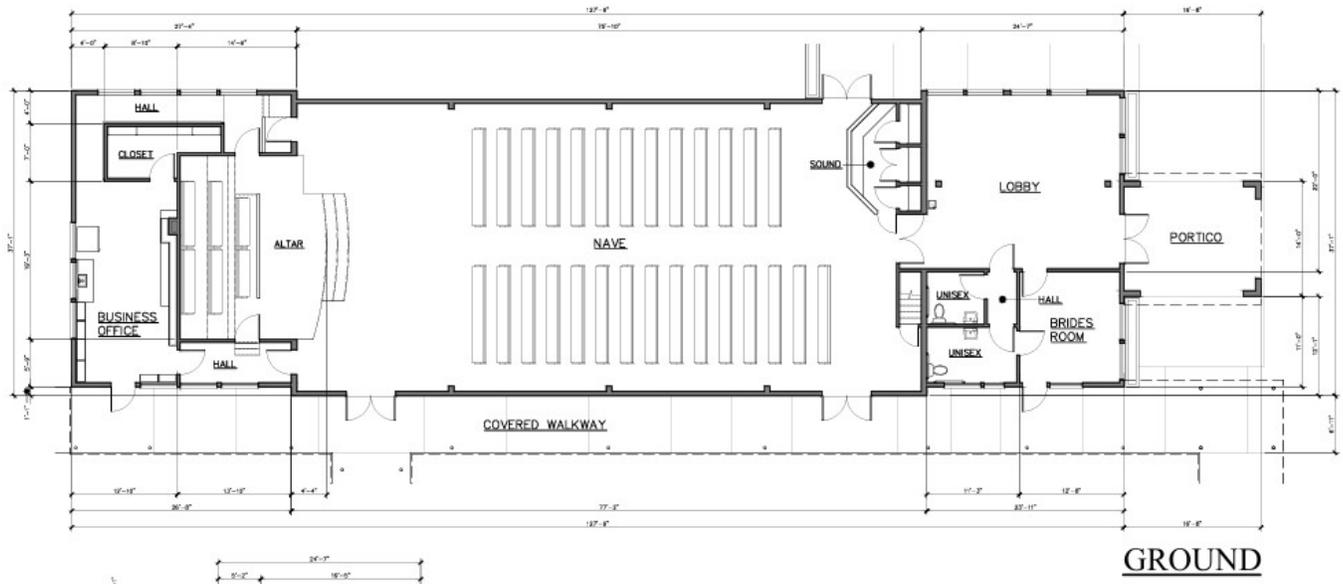
Building B: Classroom / meeting center totaling 19,577 ± sq. ft. The property offers ample on-site parking and is well suited for institutional, educational, or assembly uses.

Terms: Offered For Sale at \$1,795,000.00
\$86.50 per square foot - Interior
\$68.40 per square foot - under roof

Zoning: PI (Public and Institutional) — permits public or quasi-public facilities including schools, health services, utilities, and similar uses. Accessory retail uses, food facilities, and childcare are also permitted.

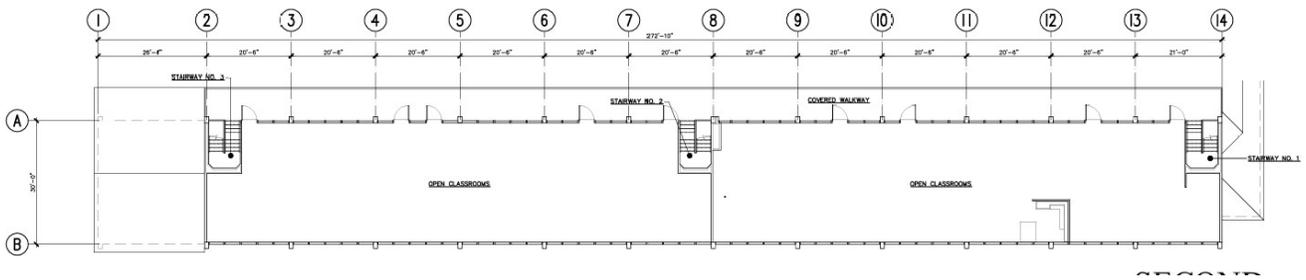
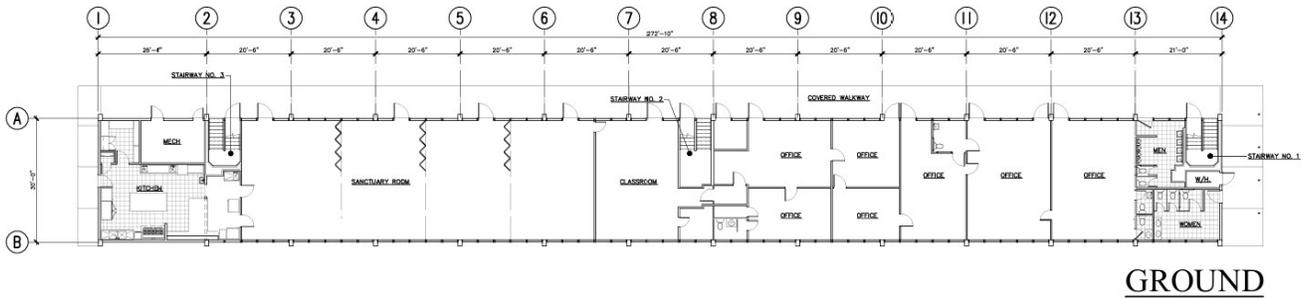


BUILDING A: FLOOR PLAN

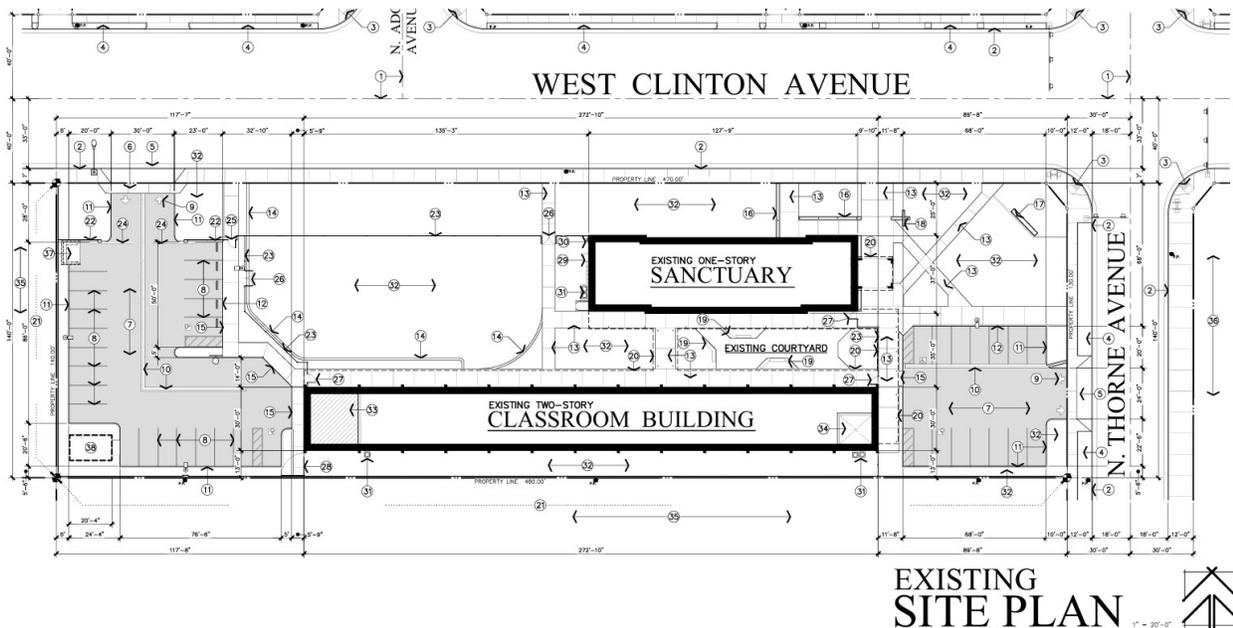


MEZZANINE

BUILDING B: FLOOR PLAN



SITE PLAN



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PICTURES



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AERIALS



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AERIAL



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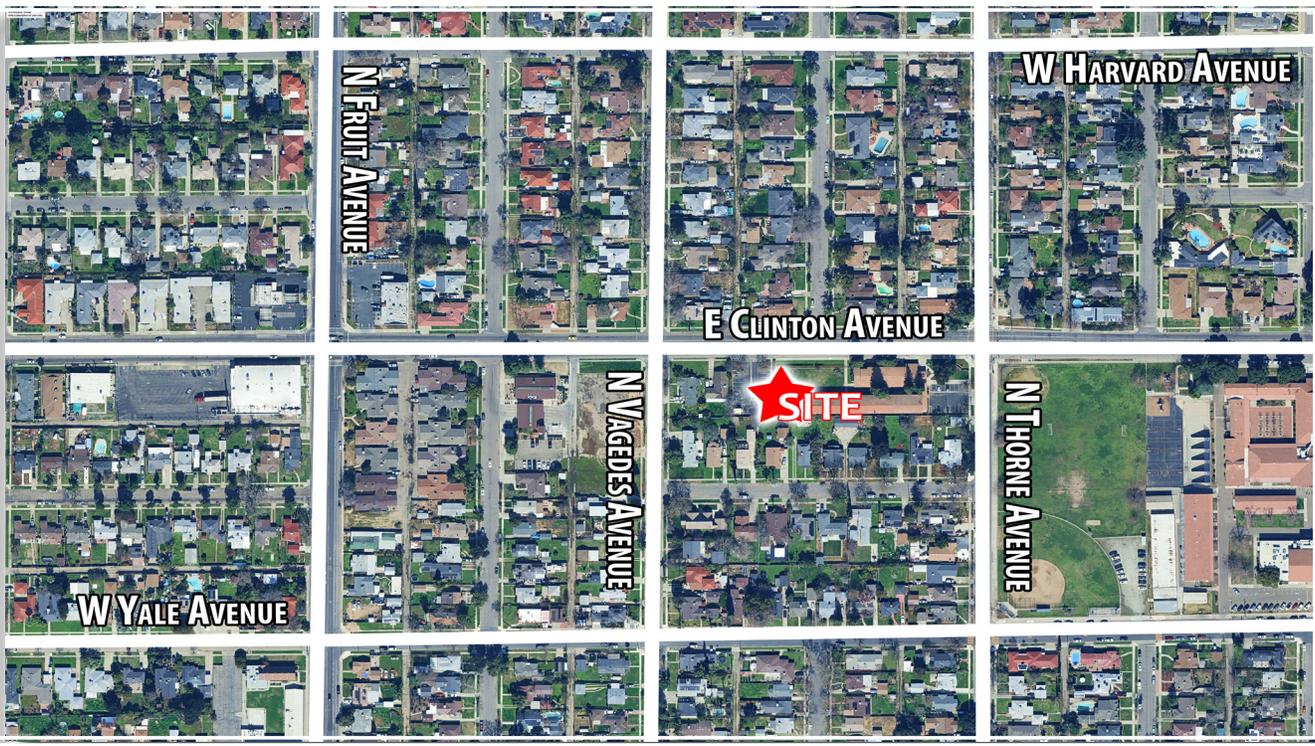
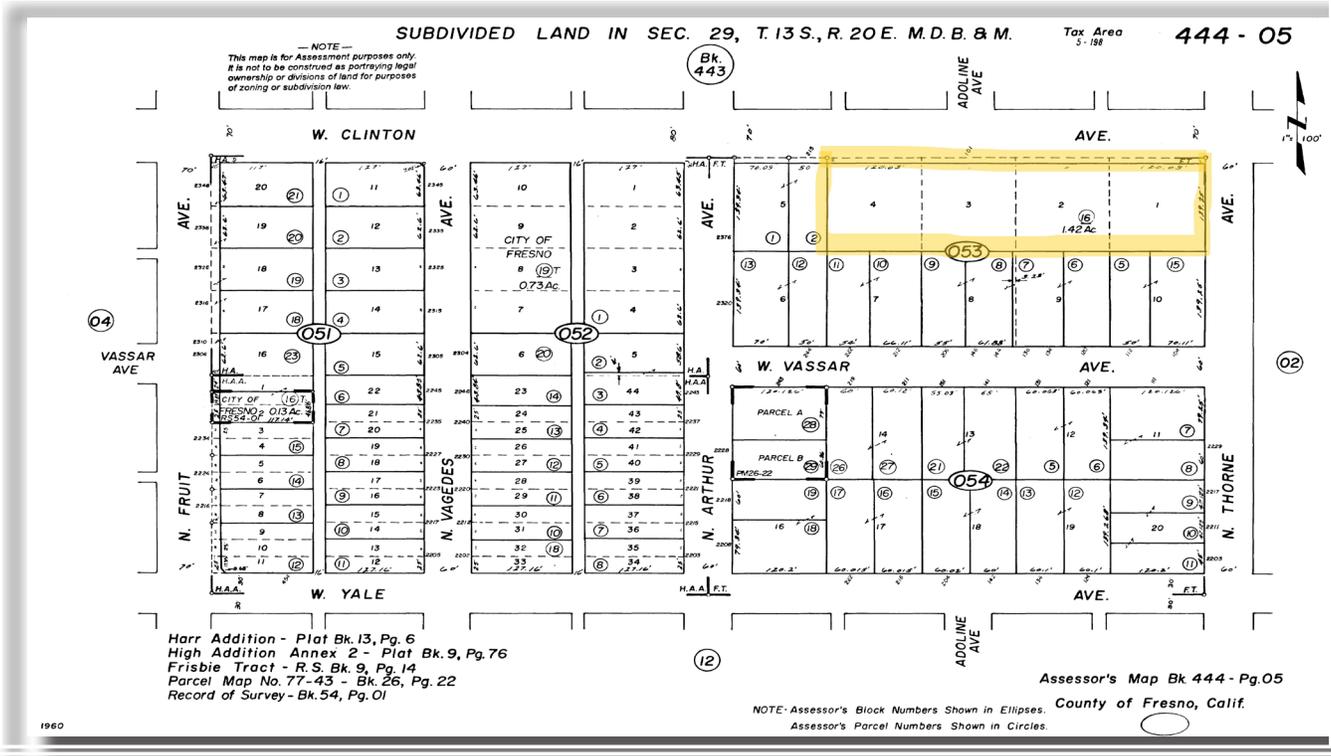
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PARCEL MAP - 101 WEST CLINTON

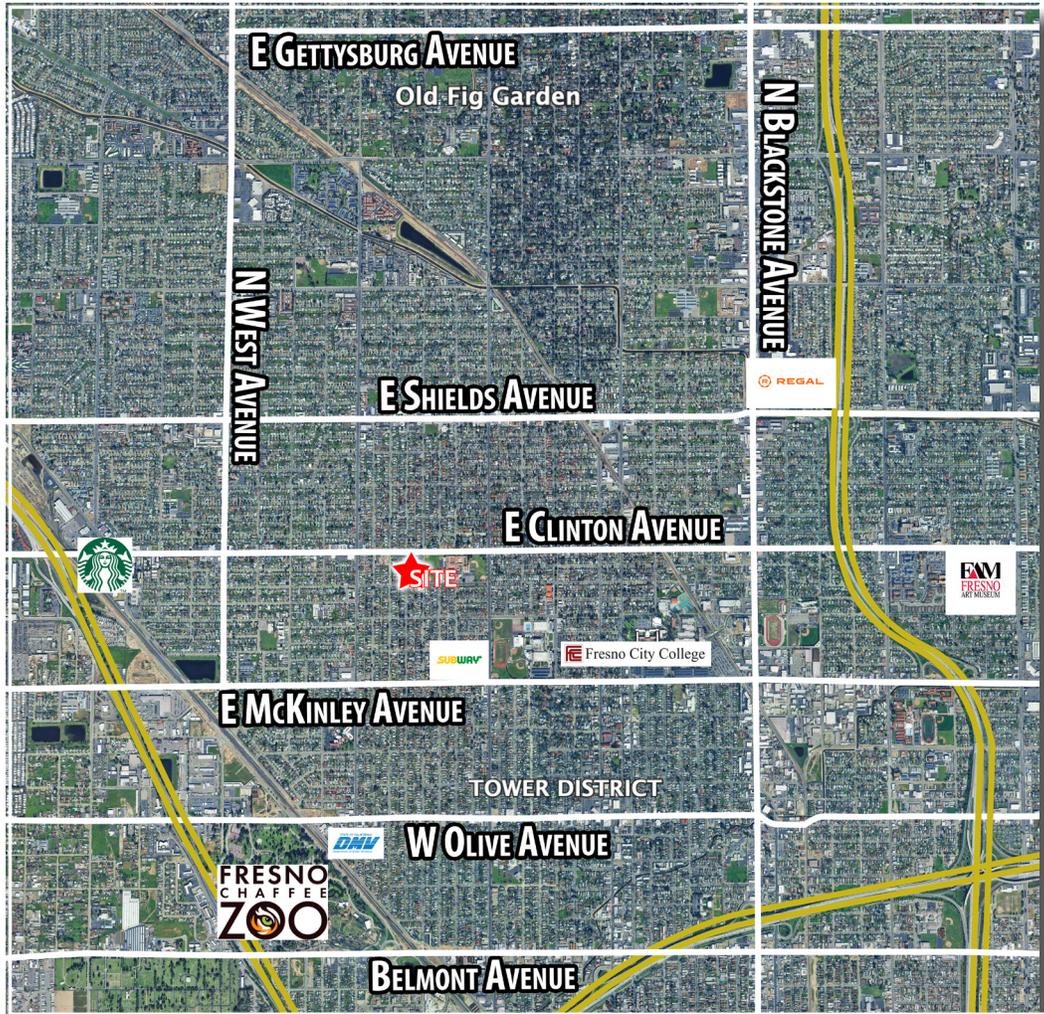


This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe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

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PROPERTY AERIAL



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