

AVAILABLE FOR SALE  
5,300± SF OFFICE / WAREHOUSE BUILDING

# 1109 BARSTOW AVENUE

CLOVIS, CA



*For information, please contact:*

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## PROPERTY INFORMATION

<b>Cross Streets:</b>	Barstow & Clovis Avenues
<b>Building Size:</b>	5,300± SF
<b>Asking Price:</b>	\$927,150.00
<b>Lot Size:</b>	9,750± SF
<b>Tenancy:</b>	Single
<b>Property Subtype:</b>	Office/Warehouse
<b>Add'l. Property Subtype:</b>	Office Showroom
<b>Construction Type:</b>	Concrete block with rock facade
<b>Roll-Up Doors:</b>	3
<b>Drive in Bays:</b>	3
<b>Year Built:</b>	Original building was built in 1985 New building was built in 2006 to remodel and add square footage
<b>Zoning:</b>	IL ( <i>Light Industrial</i> )
<b>APN:</b>	498-110-33
<b>Sprinklers:</b>	Fire-Sprinkled Throughout
<b>Notes:</b>	Tire Shop currently occupies the property on a short term lease. — <a href="#">Call Agent for details.</a>

### PROPERTY DESCRIPTION

This 5,300± SF Office/Warehouse building is comprised of front office/showroom space with the remainder of the building warehouse with 3 roll-up doors.

### LOCATION DESCRIPTION

Located on Barstow Avenue near Clovis Avenue. This is a very desirable office/warehouse location in the City of Clovis.



### HIGHLIGHTS

- Showroom/Office space
- 3 Roll-Up Doors
- Fire Sprinklered
- 1 2-ton HVAC unit and 3 evaporative coolers in the warehouse
- Great street visibility with great front facade



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