

CONTACT

Stumpf and Company
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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 or Lease
TOWER DISTRICT COMMERCIAL SPACE

807 N. VAN NESS AVE, FRESNO



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807 N. Van Ness Ave.
FRESNO, CA 93728

PROPERTY OVERVIEW

DESCRIPTION

A rare opportunity to purchase or lease a mixed-use property on a highly visible corner in Fresno's Tower District, complete with prominent monument signage. Originally built as a residence over a century ago, the building has been adapted for commercial use while preserving its historic charm and incorporating modern efficiencies, including a financed solar system. The property features ground floor commercial space and an upstairs 4-bedroom, 2-bath apartment, offering flexibility for tenants, owner-users, or investors pursuing mixed-income opportunities. Additional highlights include ample gated parking, yard space, and a detached garage with ADU potential (subject to City approval).

LOCATION

807 N. Van Ness Ave., Fresno (Van Ness & Bremer). Located in the heart of the Tower District, one of Fresno's oldest and most vibrant neighborhoods. Positioned on a hard corner with a stop sign offering extended traffic exposure. This walkable location is surrounded by food, arts, and culture, and offers easy access to freeways and major corridors. Just a couple blocks south of Olive Avenue, the Tower District's main corridor.

SIZE

± 4,102 SF on ± 17,100 SF lot (excludes detached garage)

FOR SALE

\$915,000 (\$223 PSF) **Major price reduction!**

FOR LEASE

±2,500 SF ground floor commercial space only for \$3,000/mo or entire building for \$5,000/mo. Tenant pays PG&E.

PARKING

Automatic gated access to both rear and side parking lots (10+ unstriped spaces), detached garage, and additional street parking available.

ZONING

Zoned CMS (Commercial-Main Street) and permitted for a variety of uses.

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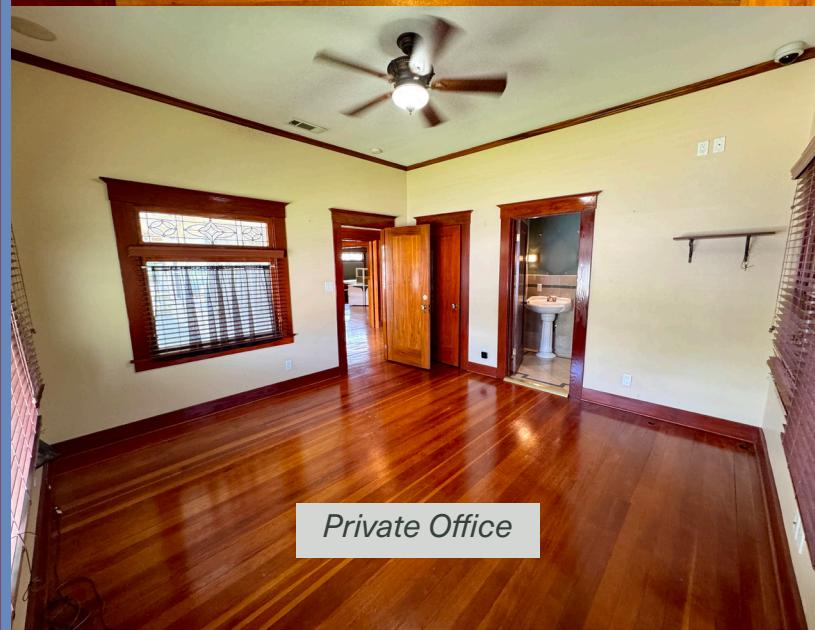
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GROUND FLOOR PHOTOS



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UPSTAIRS PHOTOS



Private Room



Full Kitchen



Private Room



Bathroom

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EXTERIOR PHOTOS



Fenced Parking



Patio

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AERIAL

