

AVAILABLE FOR SALE  
PROFESSIONAL OFFICE SPACE & LAND

# 2317 JENSEN AVENUE SANGER, CA



**Nick Sorensen**  
Vice President - Office Division  
t 559-447-6240  
nsorensen@pearsonrealty.com  
CA RE Lic. #0208137

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**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300  
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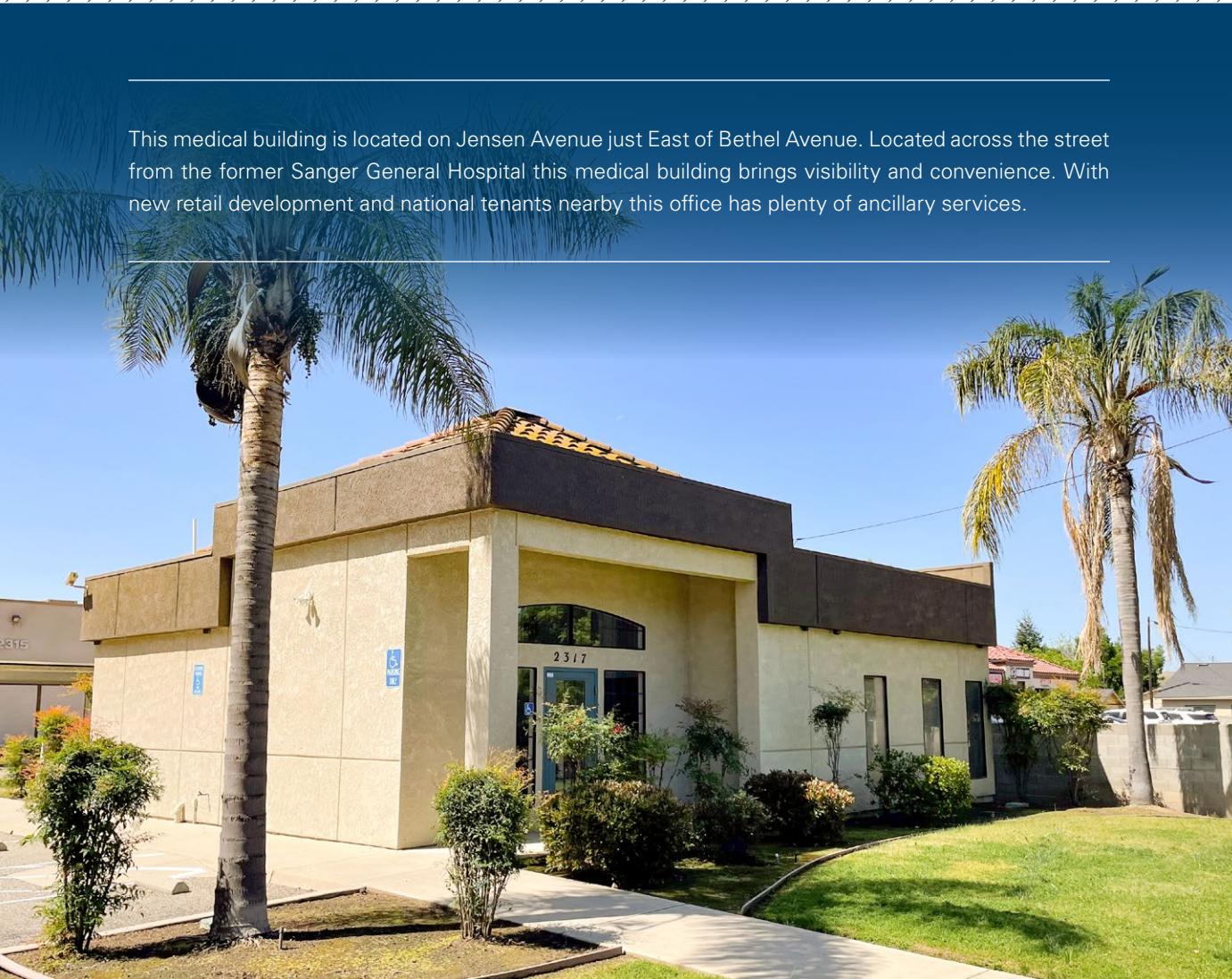
**NEWMARK**  
PEARSON COMMERCIAL

# 2317 JENSEN AVENUE

SANGER, CA

## PROPERTY INFORMATION

This medical building is located on Jensen Avenue just East of Bethel Avenue. Located across the street from the former Sanger General Hospital this medical building brings visibility and convenience. With new retail development and national tenants nearby this office has plenty of ancillary services.



**\$650,000**  
ASKING PRICE

### BUILDING INFORMATION

<b>Building Size:</b>	1,851± SF
<b>Lot Size:</b>	11,800± SF
<b>Tenancy:</b>	Single
<b>Occupancy:</b>	0%
<b>Year Built:</b>	1998
<b>Parking:</b>	7 stalls + 3 covered stalls
<b>Zoning:</b>	CP ( <i>Commercial Professional</i> )
<b>APN:</b>	315-101-62 ( <i>Fresno County</i> )
<b>Buildout:</b>	Full Medical Build-Out

### LAND INFORMATION

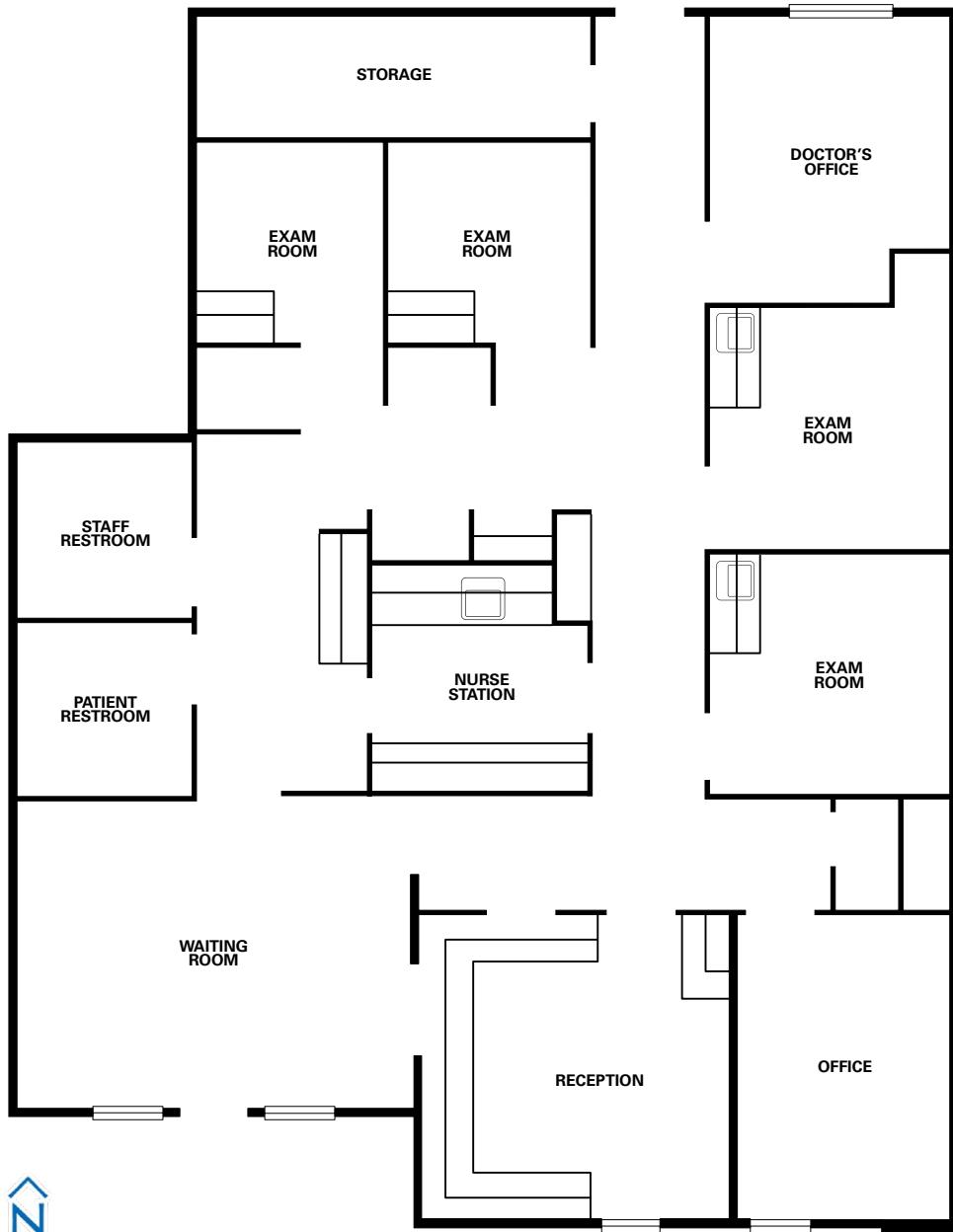
<b>Lot Size:</b>	0.62± Acres
<b>APN:</b>	315-101-64 ( <i>Fresno County</i> )
<b>Note:</b>	Land Can Be Sold Separately

### HIGHLIGHTS

- Rare Medical Space
- Covered Parking
- Recently Remodeled

2317 JENSEN AVENUE  
SANGER, CA

FLOOR  
PLAN





For information, please contact:

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CA RE Lic. #02081137

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