



Accelerating success.

For Sale
1820 E. University Avenue
Fresno, California

±5,500 Square Feet on ±.37 of an Acre

Significant Price Reduction!



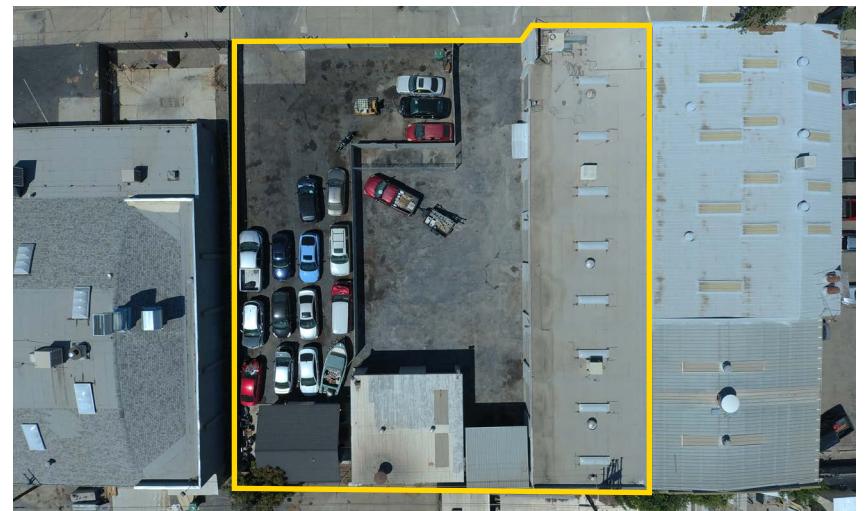
Buk Wagner, SIOR
559 256 2450
buk.wagner@colliers.com
CA DRE 01296746

Charlie Schuh, CCIM
559 221 7393
charlie.schuh@colliers.com
CA DRE 01992259

7485 N. Palm Avenue, Suite 110
Fresno, CA 93711
P: +1 559 221 1271
F: +1 559 222 8744
www.colliers.com/fresno

1820 E. University Avenue

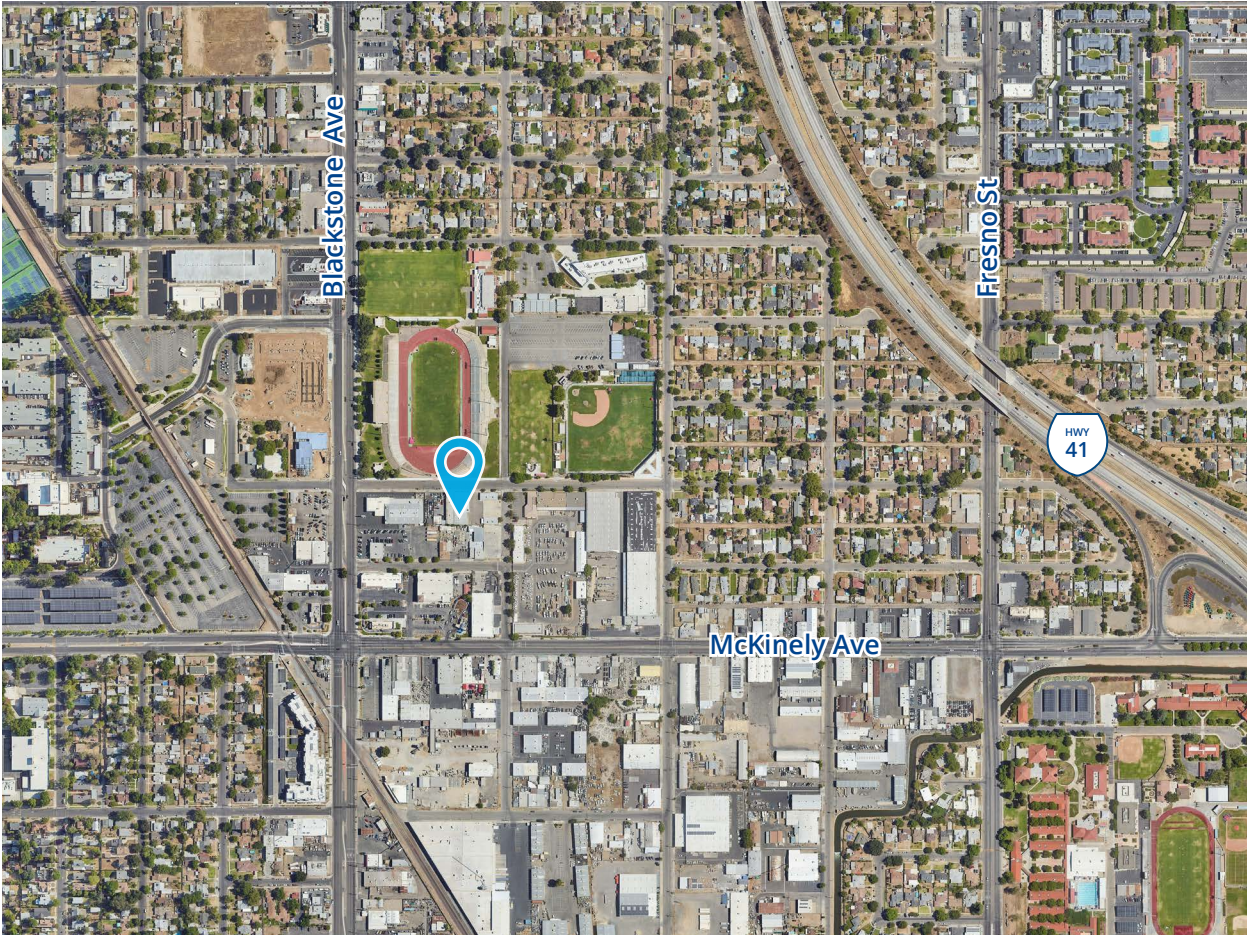
Property Photos



1820 E. University Avenue

Colliers

Area Map



Property Summary

Sale Price: \$799,000 **REDUCED! \$699,000**

Total Square Footage: ±5,500 SF

Parcel Size: ±16,200 SF

APN: 446-231-02

Zoning: Neighborhood Mixed Use

Electrical: Three Phase (single meter)

Auto Body Shop

Main Building: ±4,240 SF (block)

Paint Booth Building: ±900 SF (metal)

Lot Size: ±10,800 SF

Office: Small

Clear Height: 11'

Ground Level Doors: 8 @ 10' x 10' and 1 @ 9' x 9'

Restrooms: Two

Lease: Vacant

Tow Yard

Office: ±360 SF

Layout: One room office with restroom (including shower)

Lot Size: ±5,300 SF

Lease: Tenant paying \$1,500/month, gross

Comments:

Rare opportunity to purchase Blackstone adjacent property with body shop use grandfathered (buyer to verify). Space intentionally left vacant to allow for owner or investor to purchase the property. Freshly painted. Paint booth functional but old.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.