

Development Opportunity, Fresno, CA

SUBJECT PROPERTY

E. FLORENCE AVE AT S. PEACH AVE, FRESNO, CA

\$2,400,000

- Acres (Assessor): 6.82
- Lot SF (Assessor): 297,079
- Location: Along S. Peach Avenue, Fresno, CA
- County: Fresno
- Frontage/Visibility/Access: Peach Avenue, Fresno, CA
- Parcel No. (APN): 481-020-66S
- Easy Access From HWY 180
- Utilities: All Available
- Off-site Improvements: curbs, gutters, lights and asphalt-paved streets, are in place.
- Land Use Description: Vacant Land
- Zoning: Commercial - Community (CC)
- Current Permitted Uses:
Community and religious assembly, Government offices, Banks and Credit Unions, Business Services, Restaurant
- Potential Uses: R1 (single family) or R2 (Multi-Family)

For more information, contact an exclusive broker:



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FACING NORTH, ALONG S PEACH AVENUE

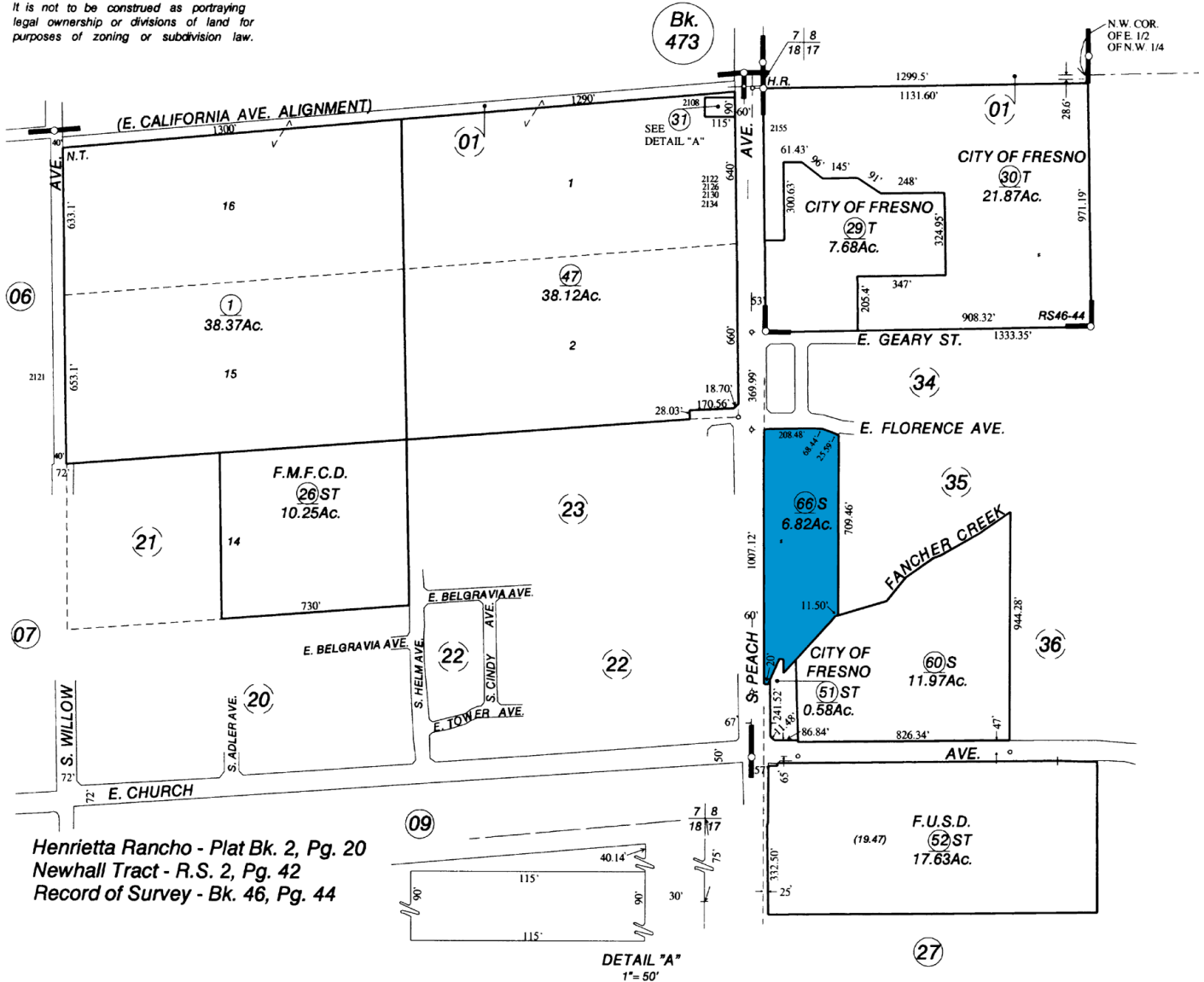


FACING SOUTH ALONG S PEACH AVENUE

PARCEL MAP

SUBDIVIDED LAND IN POR. SEC. 17 & 18, T.14S., R.21E., M.D.B.&M.

--- NOTE ---
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.



Henrietta Rancho - Plat Bk. 2, Pg. 20
 Newhall Tract - R.S. 2, Pg. 42
 Record of Survey - Bk. 46, Pg. 44

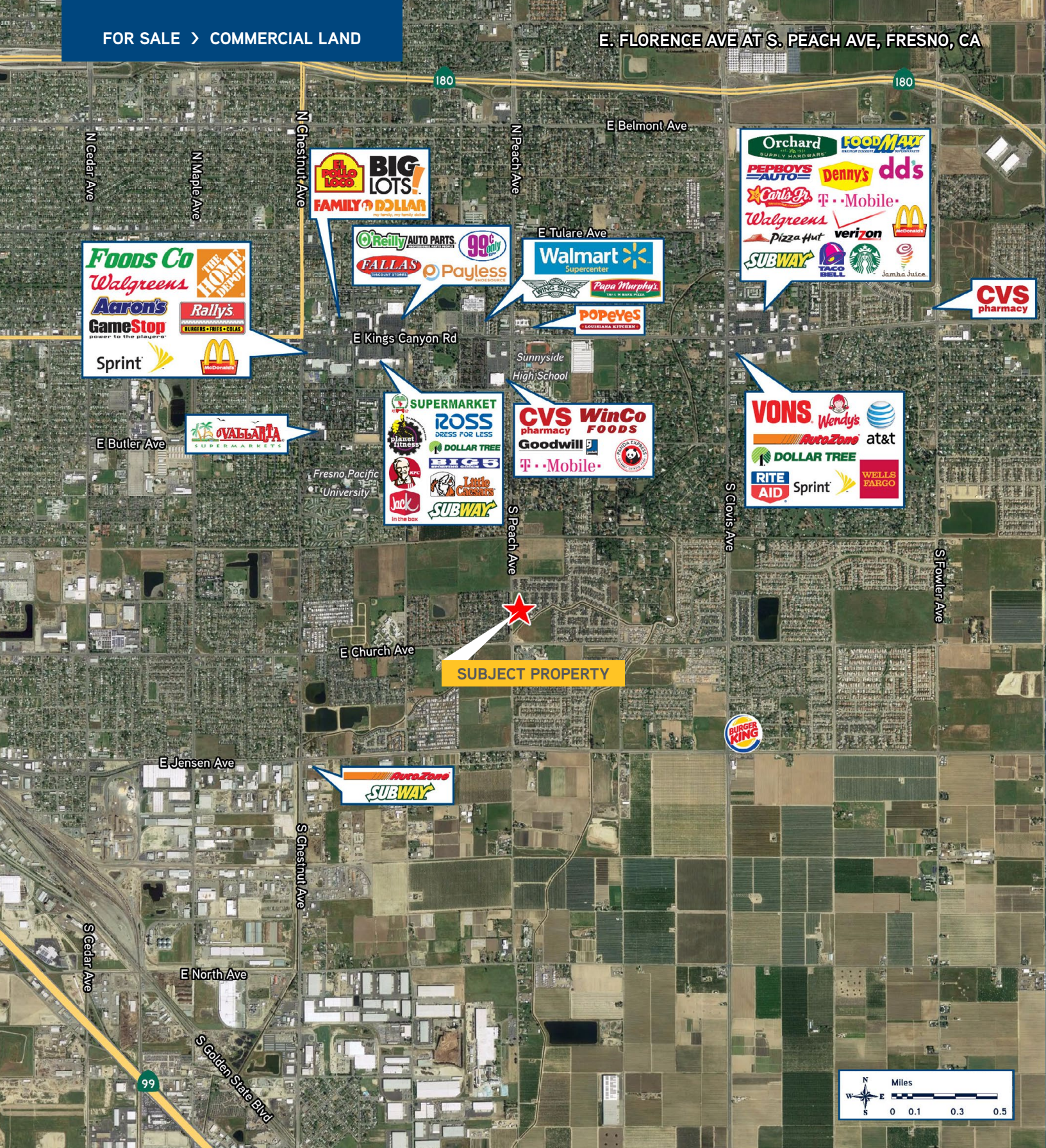
9-5-13

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

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