

AVAILABLE FOR SALE

INVESTMENT / OWNER-USER OPPORTUNITY

# 2627 N. Blackstone Avenue #101-105

Fresno, CA



PRICE REDUCTION



For information, please contact:

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## 2627 N. BLACKSTONE AVENUE #101-105 - FRESNO, CA

### PROPERTY INFORMATION

<b>Address:</b>	2627 N. Blackstone Avenue #101-105
<b>Location:</b>	Fresno, CA 93703
<b>APN:</b>	443-262-06, Fresno County
<b>Zoning:</b>	NMX- Neighborhood Mixed Use
<b>Building Size:</b>	2,734± Total Square Feet
<b>Occupancy:</b>	100% Occupied, Multi-Tenant
<b>Year Built:</b>	1968
<b>Total Lot Size:</b>	1.8± Acres   78,408± Square Feet
<b>Purchase Price:</b>	<b>\$1,495,000 (\$19.06/SF)</b>

### LOCATION DESCRIPTION

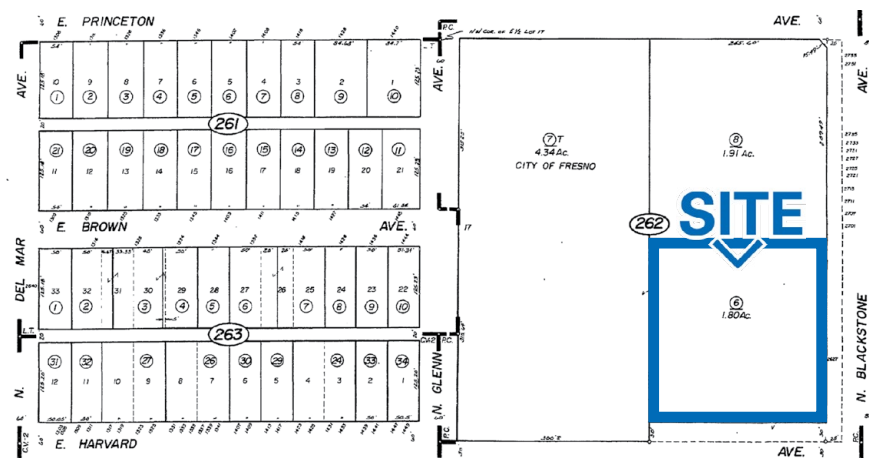
This highly visible property rests at the northwest corner of N. Blackstone and E. Harvard Avenues. The site is within one mile of both the Manchester Center Mall and Fresno City College and a half mile from the 41 Freeway (Shields Avenue) on/off ramps.

### TRAFFIC COUNTS

Blackstone Avenue @ Clinton Ave (southbound) - 54,618 ADT\*  
Clinton Avenue @ Blackstone Avenue (eastbound) - 22,657 ADT\*\*  
Clinton Ave @ Blackstone Avenue (westbound) - 15,319 ADT (2021)  
  
HWY 41 @ Clinton Avenue (southbound) 156,792 ADT (2021)

Source: Kalibrate TrafficMetrix 2021  
\* Estimated traffic count with yearly 3% multiplier from 2000 traffic counts  
\*\* Estimated traffic count with yearly 3% multiplier from 1991 traffic counts

### Parcel Map



## 2627 N. BLACKSTONE AVENUE #101-105 - FRESNO, CA

### Income

TENANT	SUITE	COMMENCEMENT	EXPIRATION	LEASE TYPE	MONTHLY RENT	ANNUAL RENT
Fresno Auto Traders	101-104	5/27/2015	MTM	Modified Gross	\$4,000.00	\$48,000.00
Elite Auto Wholesalers	105	10/1/2021	MTM	Modified Gross	\$4,500.00	\$54,000.00
Rental Income					\$8,500.00	\$102,000.00
Tenant CAM Reimbursement					\$280.00	3,360.00
<b>Gross Income</b>						<b>\$105,360.00</b>
Estimated Expenses						\$(1,636.00)
Insurance						\$(1,279.00)
Gardening						\$(490.00)
Utilities						\$(3,340.00)
Current Property Tax						\$(9,036.00)
<b>Total Estimated Expenses</b>						<b>\$(15,781.00)</b>
<b>Estimated Net Operating Income</b>						<b>\$89,579.00</b>





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Ratcliffe Stadium

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6



7



8



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