

AVAILABLE FOR SALE
37,897± SF RETAIL COMMERCIAL LAND

2660 FLORAL AVENUE

SELMA, CA



NEWMARK
PEARSON COMMERCIAL

Menas Arisian
Sales Associate - Land Division
m 559-430-9884
marisian@pearsonrealty.com
CA RE Lic. #01948029

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

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

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

2660 FLORAL AVENUE

SELMA, CA

PROPERTY INFORMATION

Cross Streets:	NEC of Whitson Street & Floral Avenue
Availability:	37,897± SF
Proposed Use:	Retail, Retail-Pad
Existing Utilities:	Curb/Gutter, Streets
Property Subtype:	Street Retail
Zoning:	C-2 (<i>Community Commercial</i>)
APN:	358-200-53 (<i>County of Fresno</i>)

PROPERTY DESCRIPTION

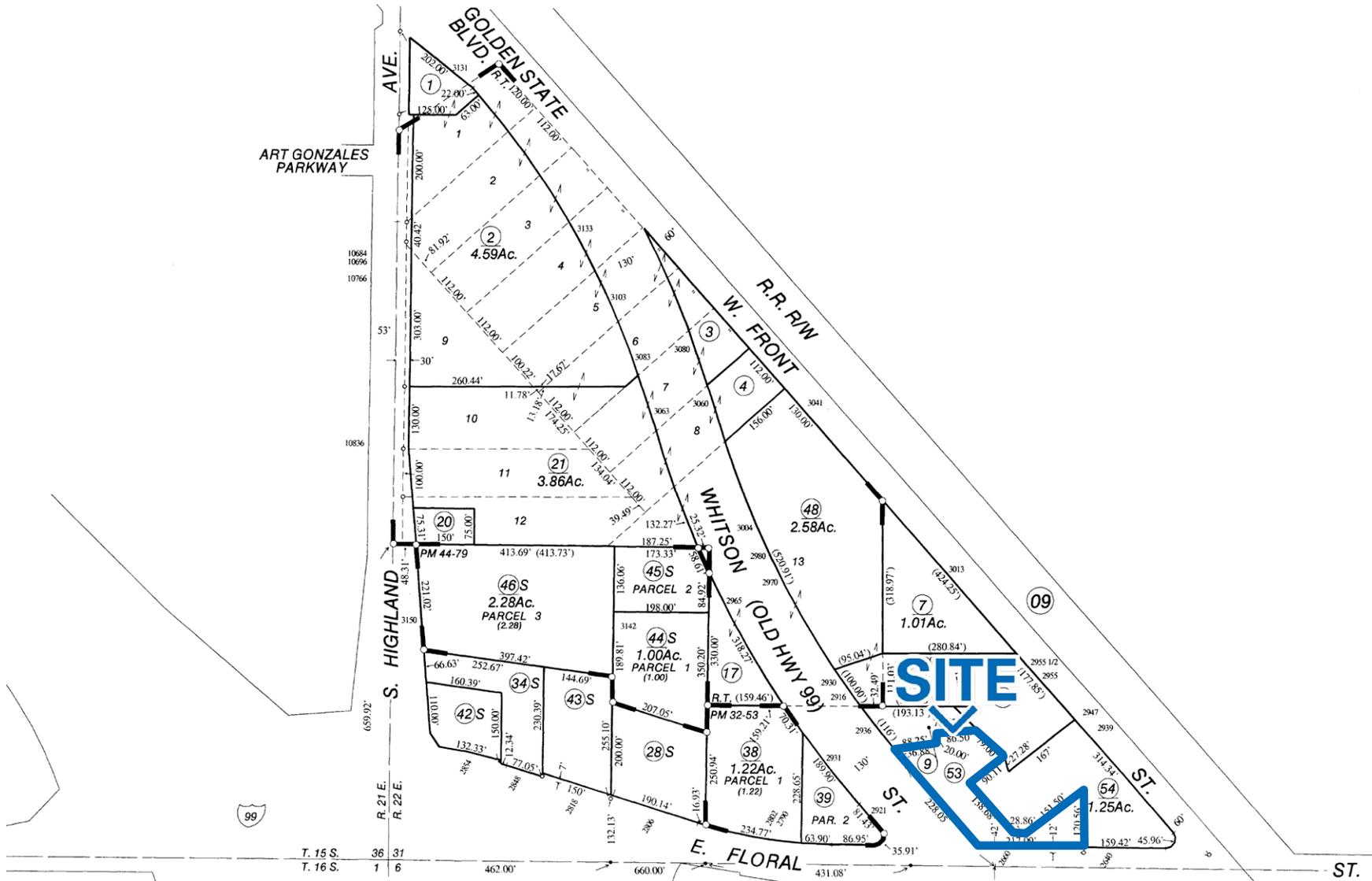
37,897± SF commercial parcel zoned C-2 (*Community Commercial*) per the City of Selma Zoning Code. C-2 is intended for a wide range of retail commercial uses with a broad customer base, along with smaller retail and service businesses. Permitted uses include restaurants (*eating & drinking establishments*), business/professional offices, and banks/financial institutions (*buyer to verify specific use approvals*).

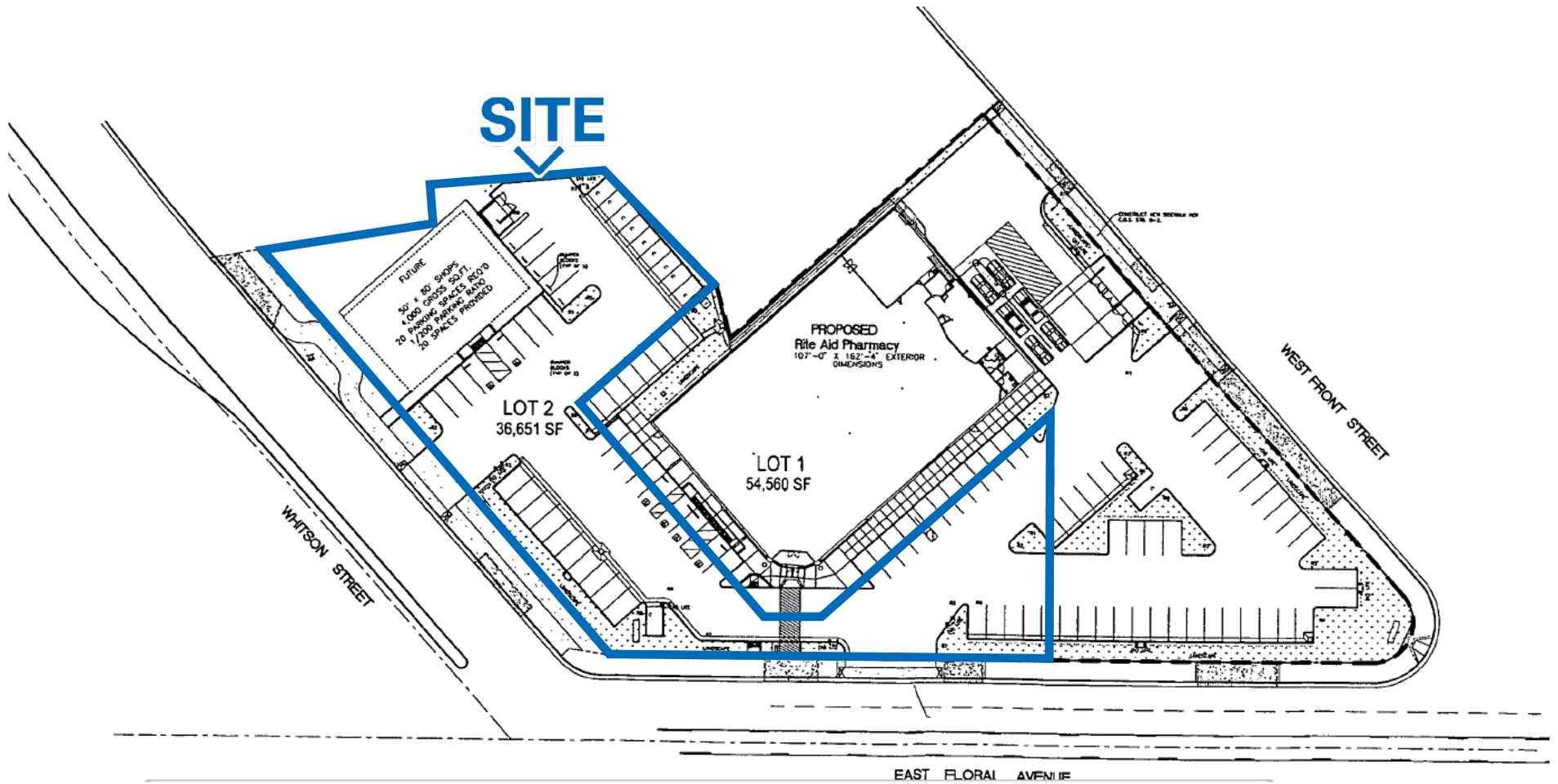
Property includes a small pad area well-suited for a QSR/ coffee concept (*buyer to verify drive-thru/entitlements*). A portion of the lot is already improved as paved parking, including part of the former Rite Aid parking field, offering functional infrastructure for near-term use or redevelopment.



Contact for Pricing

ASKING PRICE





NOTE: ROOM FOR 50' X 80' COMMERCIAL BUILDING (APPROX. 4,000± SF)



For information, please contact:

Menas Arisian

Sales Associate - Land Division

m 559-430-9884

marisian@pearsonrealty.com

CA RE Lic. #01948029

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93271
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.