

FOR SALE  
INVESTMENT & OWNER/USER OPPORTUNITY  
First & Bullard Centre  
744 E. Bullard Avenue, Fresno, CA



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# Investment Summary

Owner/user opportunity located in the First and Bullard Centre. Suite 101 is currently built out and occupied by a physical therapist and available for occupancy. FF&E also available for sale. The Property is less than one mile from the Freeway 41 on/off ramps for easy access to north and south Fresno. Within close proximity to numerous amenities including restaurants, banking and shopping. Property also offers an abundance of parking with multiple ingress/egress locations within complex.

Address 744 E. Bullard Avenue  
Fresno, CA

Building  $\pm$ 5,061 SF

Lot Size  $\pm$ 16,552 SF

APN 409-520-13

Year Built 1983

Zoning Office (O), City of Fresno

Purchase Price \$1,140,000

Solar Owned System  $\pm$ 100 panels on the rooftop. System size is 27KWH.

Property Type Freestanding office building

## FINANCIAL SUMMARY

### Property Expenses

Property Taxes	\$ 8,932.94
HOA Dues	\$ 1,815.00/Qtr or \$7,260.00/Yr
P.G.&E.	\$ 4,246.84 (True Up)
Insurance	\$ 1,781.00
Repairs/Maintenance	\$ 2,000.00

\*HOA Dues Include: water, sewer, garbage, fire insurance on exterior/shell & gardener

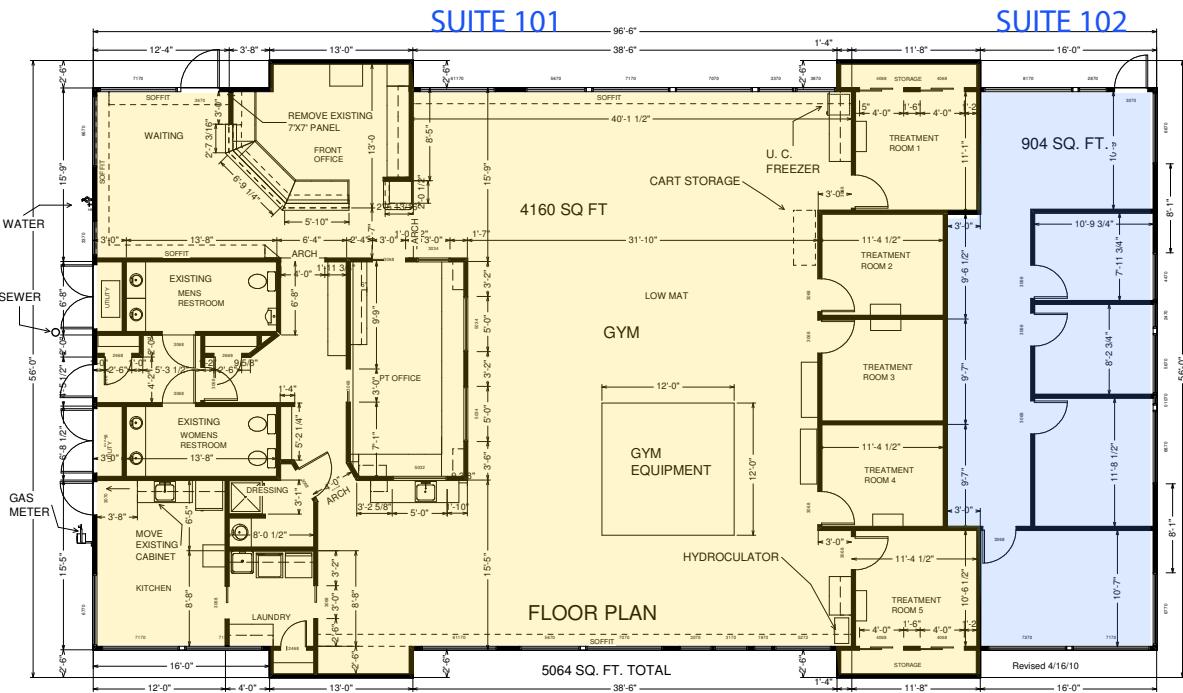
\*Insurance Includes: general liability, interior rebuild & business equipment

Suite 101:  $\pm$ 4,155 SF - Existing PT space and available for occupancy

Suite 102:  $\pm$ 906 SF - Currently leased until 5/31/2028

Suite 102 Income: \$13,453.44 per year.

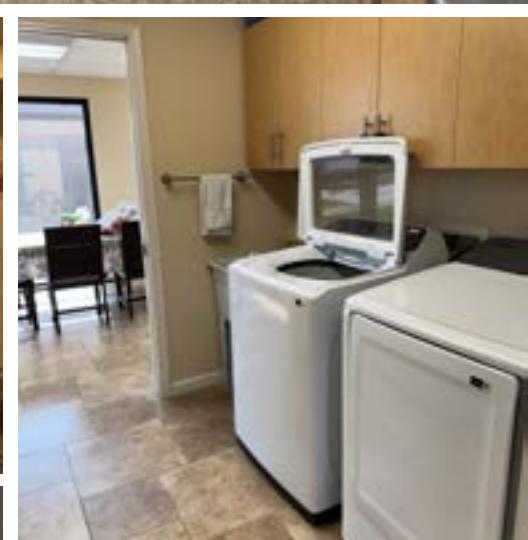
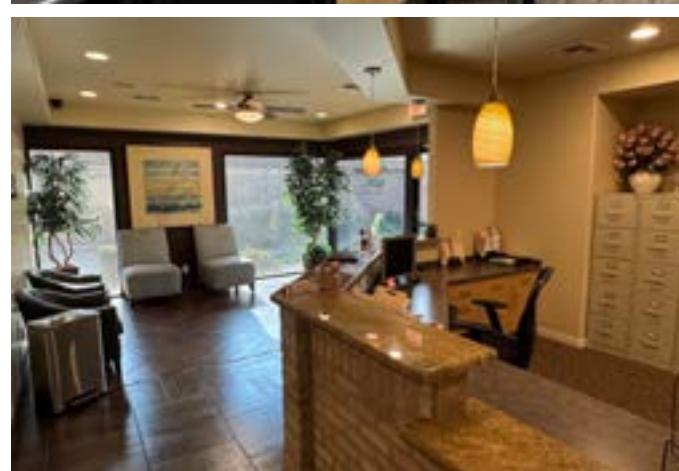
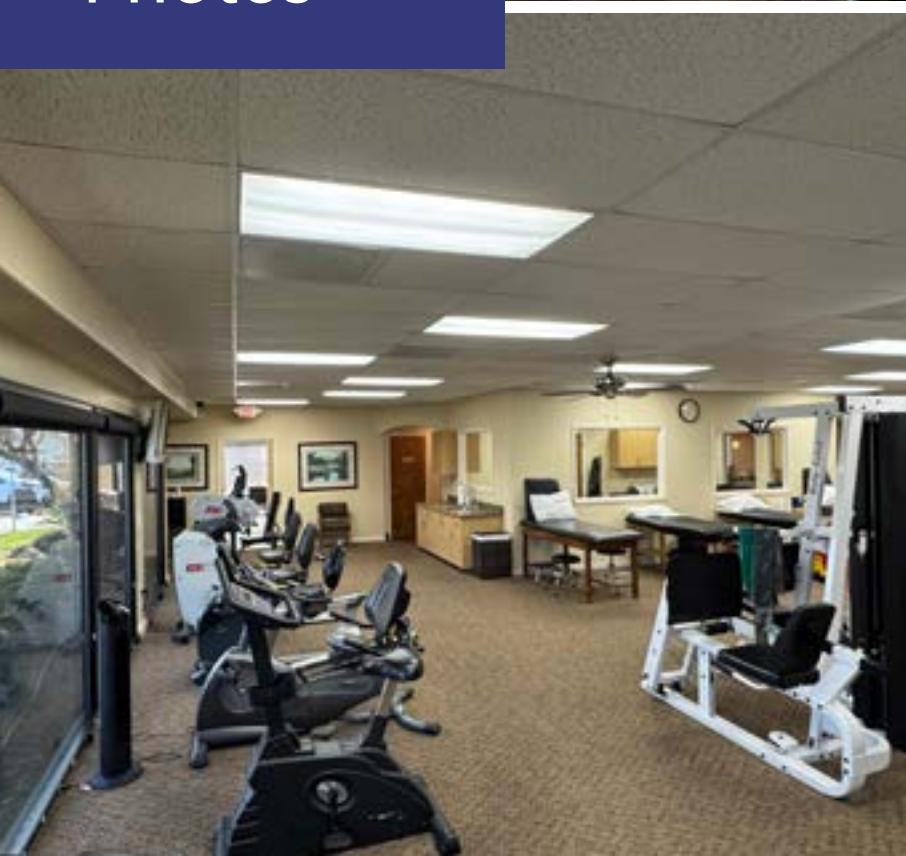
Tenant responsible for its premises janitorial.



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# Property Photos





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