



G.S. BATH INC.  
Road to success, *together.*

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## For Sale By Owner

4963 E. Annadale Ave,  
Fresno CA 93725

## Property Facts

M3 (Heavy Industrial) Zoned 11.54 Acres  
Appraised Value As is in 2023: \$2,760,000.00  
Water: Well Water (240 ft deep well)  
Utilities: PG&E



### 3 Different Buying Options

(A)

(B)

(C)

#### For "Build to Suit" Buyer

- Purchase Price: \$2.7M as is
- Potential Uses: Light Industrial to Heavy Industrial
- FID Canal to be pipelined (20 inch pipe) for any further development
- Approved FID plans for the pipeline & the cost is ~\$60K for the pipeline

#### For Buyer Wanting Seller to Finish the SPR Prior the Purchase & Seeking to Buy w/ Truck Parking Customers

- Purchase Price: \$3.2M
- Seller to Finish the Open SPR w/ Fresno County
- Seller to pipeline the canal & dig the pond-basin
- Buyer will have \$19,600.00 Monthly Income from parking customer
- Closing to occur post SPR Approval
- In the South Lot, buyer could expand parking business, build a repair shop, warehouse or use it for any industrial purposes.

#### For Buyer Buying w/ Truck Parking Customers

- Purchase Price: \$3.0M
- Buyer to Finish Open SPR w/ the Fresno County (Seller will assist if needed).
- FID canal to be pipelined, pond-basin to be dug on south-east corner of the property (Plans Available)
- Minimum 130 Truck-Parking Customers: \$150.00 / Truck Monthly (Gross \$19,600.00 Monthly)

Potential Buyers: Please specify the buying option you are interested and details will be provided accordingly. PNL & Balance Sheet required prior to seller accepting any offer. Buyer(s) with strong financials will be granted a discount on the purchase price.