

CONTACT

Stumpf and Company

CA DRE Lic. #00533442

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2045 E. Ashlan Ave., #102
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www.stumpfandcompany.com

VIEW OUR LISTINGS

Although all information furnished regarding the subject property for sale and/or lease is from sources deemed reliable, this information has not been verified and no expressed representation is made nor is any to be implied as to the accuracy thereof and may be subject to errors, omissions, and change of price or lease without notice and to any special conditions imposed by our principal.



PROPERTY HIGHLIGHTS

- Hard-corner site
- Designated historic property, tax incentive available
- Recent upgrades: new roof and exterior paint
- Parking lot with generous on-site parking ratio
- Flexible zoning supporting broad adaptive reuse



916 E. Divisadero St.
FRESNO, CA 93721

PROPERTY OVERVIEW

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DESCRIPTION

Wildrose, a Neoclassical landmark in **Downtown Fresno** built in 1905, showcases historic space on nearly half an acre with a custom-gated parking lot. Interior features include **gathering rooms, private rooms/offices, multiple bathrooms, a prep kitchen, basement cold storage with lift, fire sprinklers, and both interior and exterior staircases. Outdoor sheds, an accessibility ramp,** and recent upgrades including a new roof and exterior paint. The property may be purchased as real estate, the funeral business, or both together. In excellent condition, it is suited for its current use of a funeral home or adaptive reuse.

LOCATION

On the **hard corner of Divisadero and Fulton** in the Cultural Arts District (Mural District), one of Downtown Fresno's most vibrant neighborhoods with newer housing, mixed-use projects, arts centers, event venues, and restaurants. Within one mile are Downtown Fresno's central business district, Courthouse Park, City Hall, Community Regional Medical Center (CRMC), the Fresno Convention & Events Center, and the Tower District. The property is less than a half-mile from Highway 180 with connections to Highways 99, 41, and 168, walking distance to public transportation.

SIZE

±4,531 SF Building on ±22,802 SF Land. Total size for both parcels as per tax assessor.

FOR SALE

Business Only – \$150,000 | **Real Estate Only** – \$895,000 (includes both parcels)
Business + Real Estate – \$995,000 (discounted package price)

PARKING

Gated lot with ±30 spaces, including accessible stalls. Generous parking ratio for Downtown (±7 spaces per 1,000 SF). Drive-through layout for company or delivery vehicles with direct access to basement loading via lift. Free street parking available.

ZONING

DTN, Activity Class B. Allows for residential, lodging, care facility, office, medical, retail, restaurant, and specialty uses. Supports both current operations and adaptive reuse

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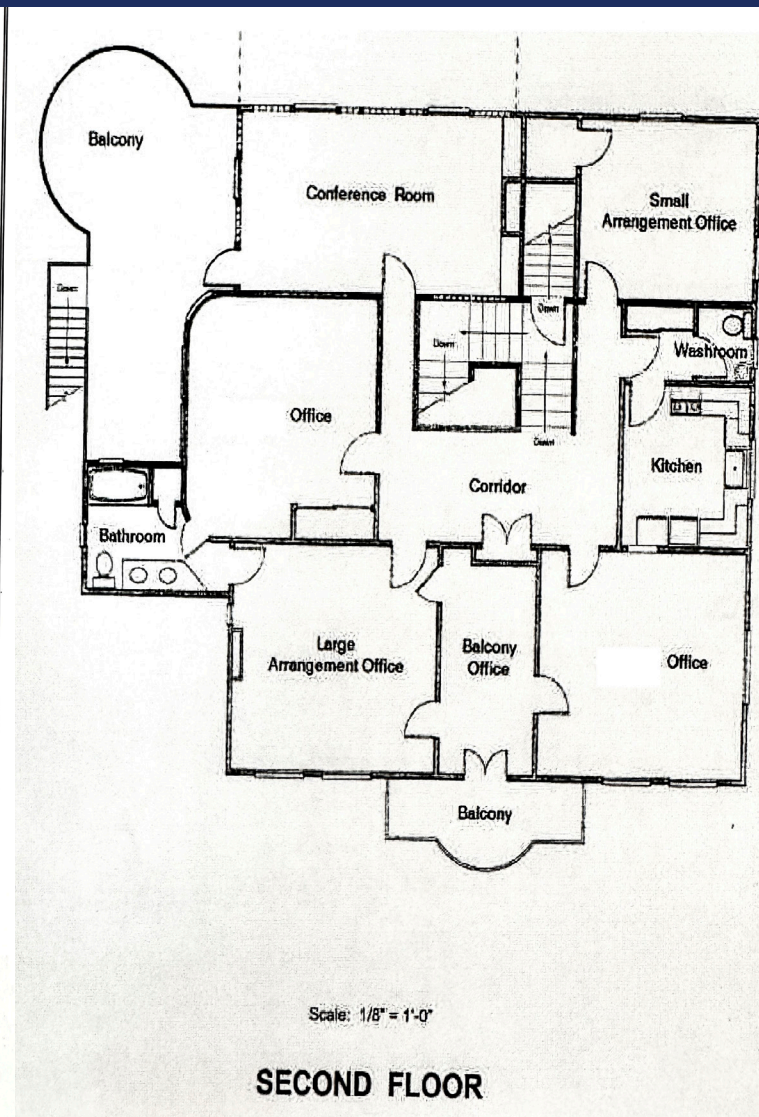
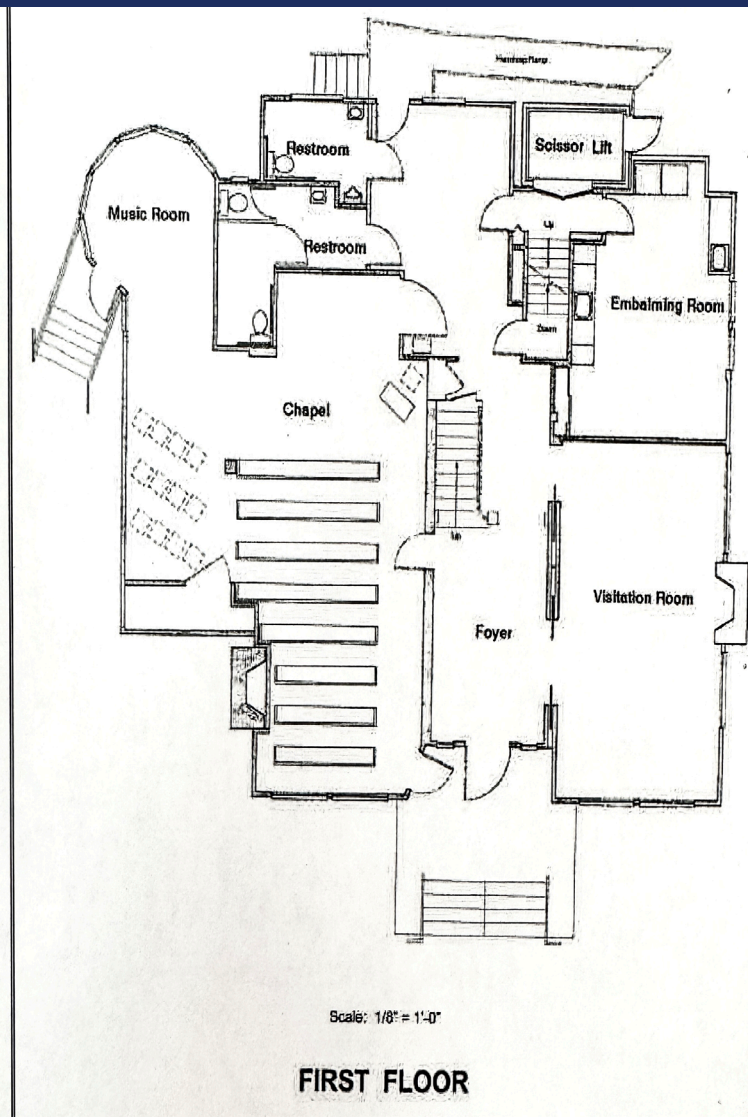
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Disclosure: Floor plans are provided by a third-party source and are for reference only. Buyer to verify all measurements. Basement cold storage is not shown.

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Event Space



Front Room



Private Office



Prep Kitchen

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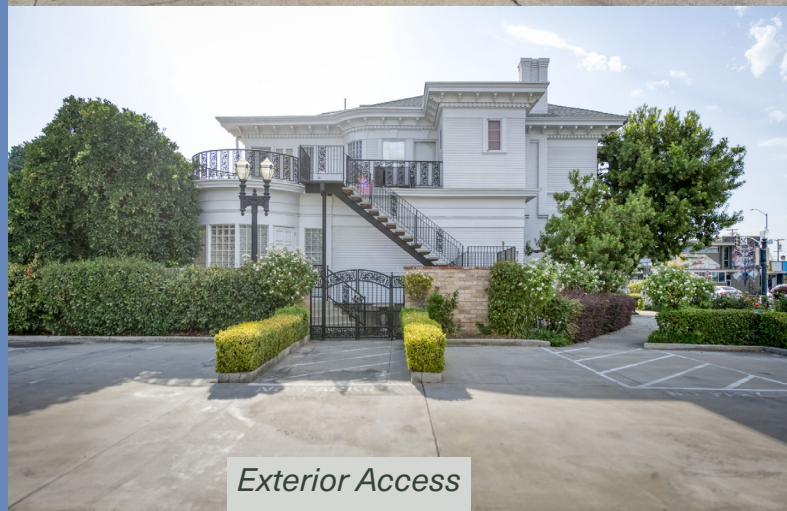
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Gated Parking



Exterior Access



Ramp

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AERIAL

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