2627 N. Blackstone Avenue #101-105

Fresno, CA



For information, please contact:

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

Address: 2627 N. Blackstone Avenue #101-105

Location: Fresno, CA 93703

APN: 443-262-06, Fresno County

NMX- Neighborhood Mixed Use **Zoning:**

PROPERTY 2,734± Total Square Feet **Building Size: INFORMATION**

> Occupancy: 100% Occupied, Multi-Tenant

Year Built: 1968

Total Lot Size: 1.8± Acres | 78,408± Square Feet

Purchase Price: Negotiable: Contact Broker

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

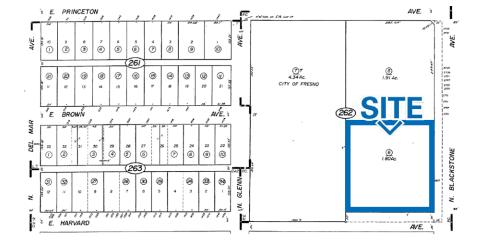
Blackstone Avenue @ Clinton Ave (southbound) - 54,618 ADT* Clinton Avenue @ Blackstone Avenue (eastbound) - 22,657 ADT** Clinton Ave @ Blackstone Avenue (westbound) - 15,319 ADT (2021)

HWY 41 @ Clinton Avenue (southbound) 156,792 ADT (2021)

Source: Kalibrate TrafficMetrix 2021

Source. National Trafficential 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







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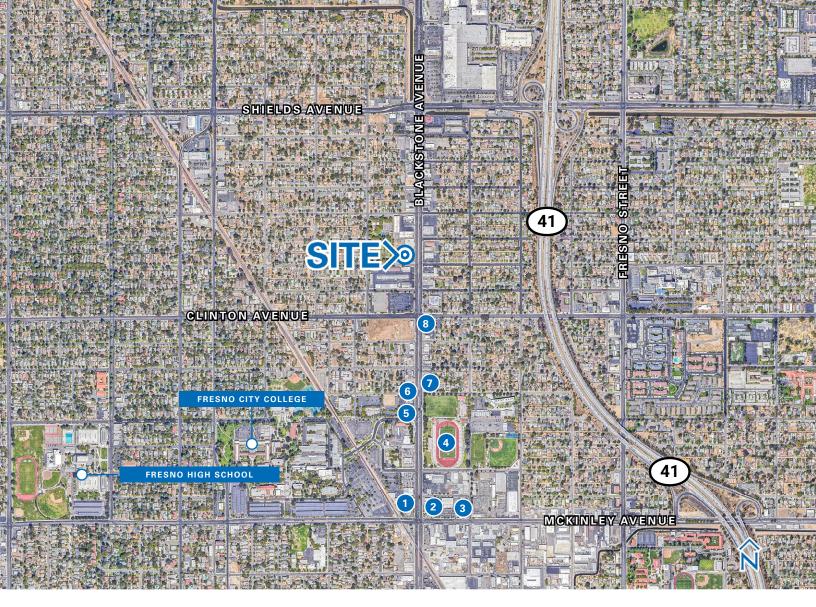
Income

TENANT	SUITE	COMMENCEMENT	EXPIRATION	LEASETYPE	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
Gross Income						\$105,360.00
Estimated Expenses						\$(1,636.00)
Insurance						\$(1,279.00)
Gardening						\$(490.00)
Utilities						\$(3,340.00)
Current Property Tax						\$(9,036.00)
Total Estimated Expenses						\$(15,781.00)
Estimated Net Operating Income	e					\$89,579.00























Ratcliffe Stadium

















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