

**PRICE REDUCED**

Colliers

## Tollhouse Land



2351-2371 Tollhouse Rd.  
Clovis, California

Land for Sale:

**50,132 SF**

Available Now

Near Clovis Community  
Medical Center



Excellent Access  
to Highway 168

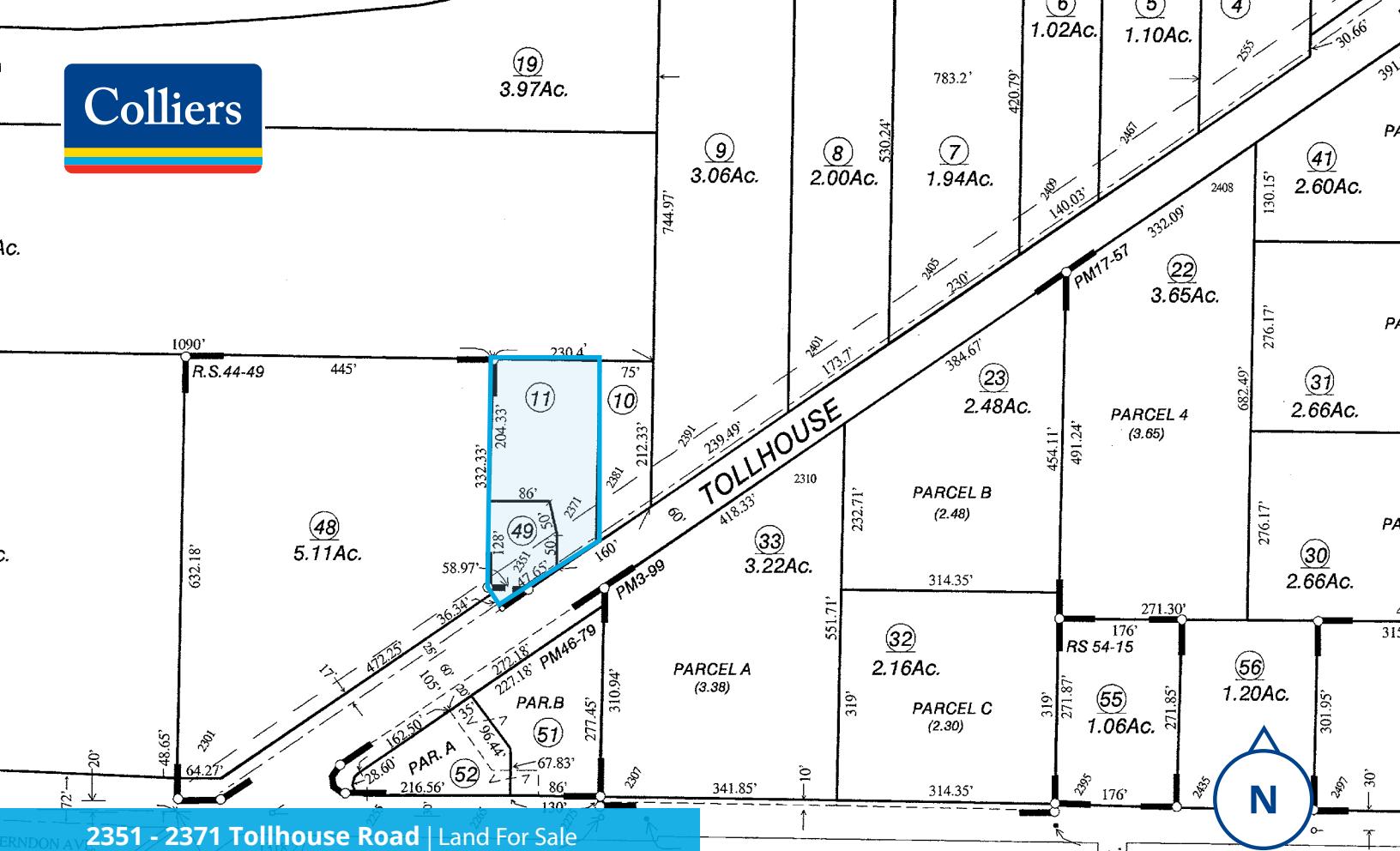


Mixed Use



±1.15 Acres

Accelerating success.



# Property Highlights

50,132 sf

Lot size (SF)

1.15 acres

Lot size (Ac)

~~\$1,250,000~~ **\$750,000**

### Purchase Price

## Sewer

The existing sewer connection is in Tollhouse Road.

## Water

The existing water connection is in Tollhouse Road.

# Electricity

Available adjacent to the site.

## Zoning

Mixed Use - Allowable uses are Retail, Professional Office, Business Park, Medical Office, High Density Residential, limited Light Industrial. Seller will cooperate to allow time for Buyer to get its use approved.

Buk Wagner SIOR  
559 256 2451  
[buk.wagner@colliers.com](mailto:buk.wagner@colliers.com)  
CA DRE #01296746

Charlie Schuh CCIM  
559 221 7393  
[charlie.schuh@colliers.com](mailto:charlie.schuh@colliers.com)  
CA DRE #01992259

Colliers  
7485 N. Palm Ave., #110  
Fresno, California 93711  
559 221 1271

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