

TURNKEY MEDICAL / DENTAL OFFICE

Exclusively Listed By

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 **HOMESMART.**
PV AND ASSOCIATES
#01400749



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TWO-UNIT INVESTMENT OPPORTUNITY

Save thousands in Build-Out Costs

High-Visibility Corner Location

FLEXIBLE USE:

Dental • Med Spa • Beauty • Therapy

756 G Street - Reedley, CA

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802 W. Pinedale Ave, Ste 101 - Fresno, CA 93711

Each office is independently owned and operated.

EXECUTIVE SUMMARY

Rare opportunity to acquire a fully built-out medical/dental office property in the heart of Reedley.

Two independent suites with separate entrances, utilities, and complete dental infrastructure. Ideal for Owner-Users multi-practice operators, or investors seeking stable income potential. Both suites are equipped with medical-grade infrastructure, including fully plumbed operatories with oxygen, nitrous oxide, and suction. Offering significant cost savings and immediate occupancy with minimal improvements required.

Great location near Reedley High School, Reedley College, City Hall & Downtown Reedley. This property benefits from strong local demand and limited medical office inventory.

Each suite offers: Private entry, reception, & waiting area, and three fully plumbed operatory rooms (medical/dental/therapy use). Two bathrooms per suite (1 public, 1 private). Each has a private office space, X-ray/Lab sterilization room, independent HVAC system, and separate gas, electric, and garbage services.

The suites are currently outfitted for dental use, with medical-grade plumbing including oxygen, nitrous oxide, & suction lines. Parking includes: 2 paved standard spaces and 1 ADA compliant space. City of Reedley replaced the main sewer line in the alley March 2026.

Listing Price: \$450,000

ADDRESS	Front Suite: 756 G St Rear Suite: 1655 8th St
PRICE	\$450,000 Equipment not included in sale, but may be Negotiated.
APN	368-102-05
BUILDING SIZE	2,155 SQ FT
ZONING	Commercial Medical / Clinic
YEAR BUILT / RENOVATED	1968 / 2005





*Schedule
Your Tour
Today*

INVESTMENT HIGHLIGHTS

With two independent suites, the building supports multiple income strategies while eliminating the time, cost, and risk associated with new construction.

INVESTOR OPPORTUNITY

Position the property for stable, long-term income by leasing both suites to medical or professional tenants.

Market lease rates in Reedley are currently ranging from ~\$1.25 to \$2.00/SF/month depending on condition and use.

Strong demand for medical space with limited inventory in the area.

Ideal for NNN (Triple Net) Lease structure, where tenants cover taxes, insurance, and maintenance.

Minimal Landlord responsibilities with Passive Income potential!

OWNER-USER ADVANTAGE

Operate your business in one suite while leasing the Second for Supplemental Income.

- Offset occupancy costs with rental income
- Control your own space and long-term occupancy
- Ideal for dentists, medical providers, or expanding practices

Build equity while running your business!

PROPERTY OVERVIEW

ADDRESS Front Suite: 756 G St
Rear Suite: 1655 8th St

BUILDING SIZE 2,155 SQ FT

PRICE \$450,000
Equipment not included in sale, but may be Negotiated.

ZONING Commercial Medical / Clinic

APN 368-102-05

YEAR BUILT / RENOVATED 1968 / 2005



EACH SUITE FEATURES

Reception & Waiting Area

X-Ray / Sterilization Room

Shared Parking & Ample street parking
(G St & 8th St)

3 Operatory Rooms

Oxygen / Nitrous / Suction Lines

2 paved standard spaces and 1 ADA
compliant space

Private Office

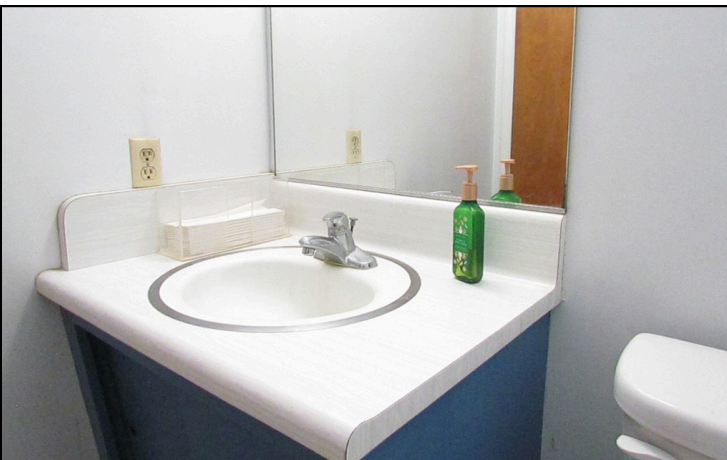
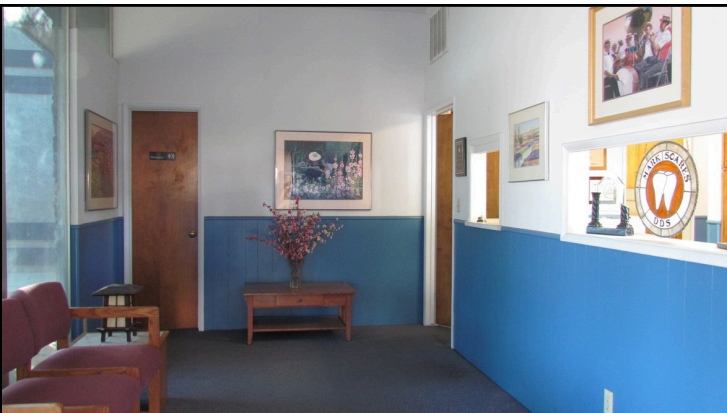
Independent HVAC

Rear suite fully renovated
(down to studs in 2005)

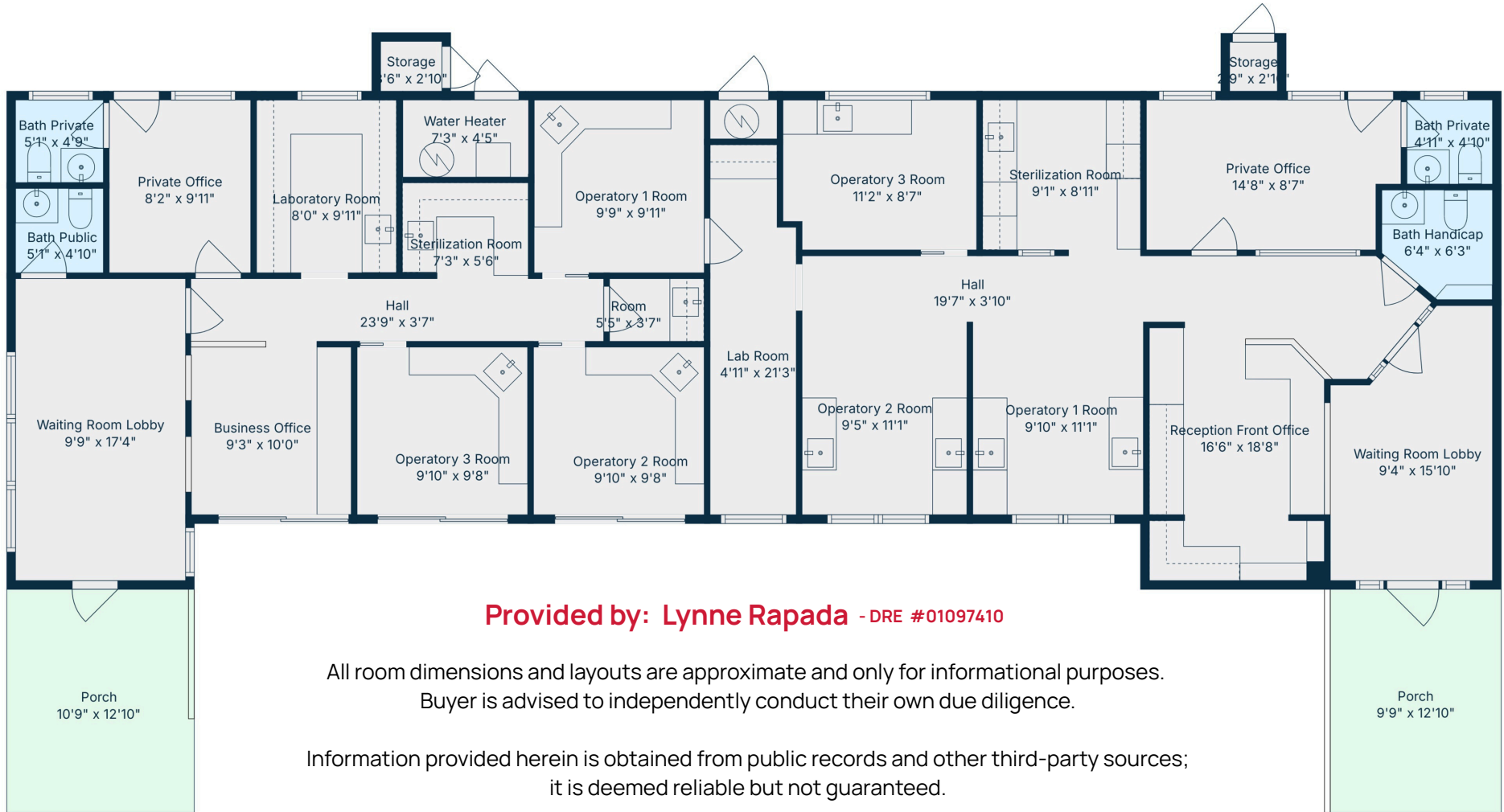
2 Restrooms (ADA -compliant)

Separate Utilities
(EXCEPT water & sewer)

City upgraded Main Sewer Line
(March 2026 / In Alley)







Per Public Records the Square Footage is reported as 2,155 square feet.

TOTAL: 2134 sq. ft
FLOOR 1: 2134 sq. ft
EXCLUDED AREAS: PORCH: 264 sq. ft, STORAGE: 18 sq. ft
WALLS: 127 sq. ft

Floor Plan created by Cubicasa App. Measurements Deemed highly reliable, but not Guaranteed.

LOCATION OVERVIEW

Reedley is a thriving, family-oriented community in the heart of Fresno County, known for its strong agricultural economy and small-town charm.

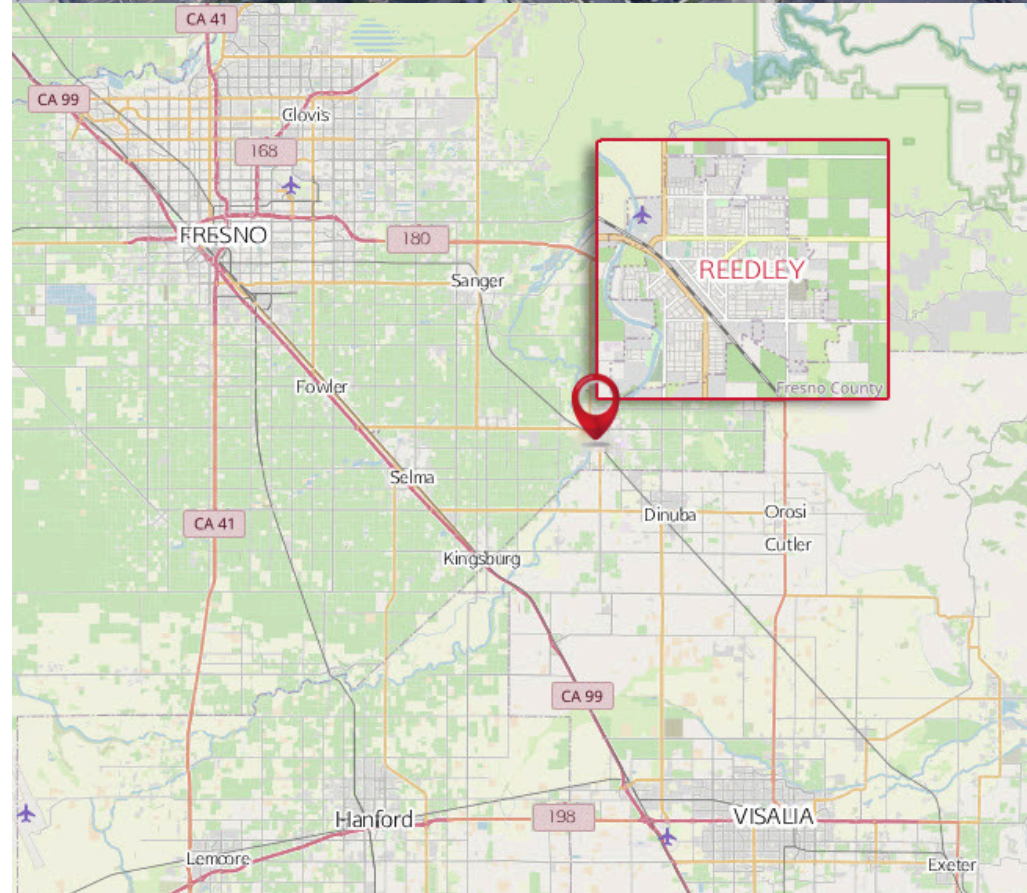
Strategically located just 25 minutes from Fresno and approximately 30 minutes from Visalia, the area offers convenient access to major employment centers while maintaining a close-knit local atmosphere.

Home to Reedley College, the city benefits from a steady flow of students, professionals, and workforce demand. Positioned along the scenic Kings River, Reedley combines natural beauty with a vibrant downtown featuring local shops, dining, and year-round community events.

*Schedule your Tour
Call Lynne*

NEARBY NATIONAL & REGIONAL RETAILERS

Surrounded by established tenants including Chase, Chipotle, Dollar Tree, Habit Burger Grill, Jersey Mike's, McDonald's, Panda Express, Save Mart, Starbucks, Subway, Taco Bell, T-Mobile, and Wells Fargo that drives strong daily traffic and consumer activity.





5-MILE RADIUS

**United Health Centers
Parlier**

- Xcelerate Fitness
- Domino's Pizza
- Subway
- Baskin Robbins
- AT&T
- 7 Eleven
- Jack in the Box
- Chipotle
- Xfinity
- Habit Burger Grill
- Jersey Mike's
- Dutch Bros

- Cricket
- DollarTree
- CVS
- Bank of Sierra
- Starbucks
- Supercuts
- Wells Fargo ATM
- Quest

Reedley College

McDonalds

KFC

76 Gas Station

Carl's Jr

Reedley High School

Reedley Elks Lodge

756 G STREET

FOR SALE
**PRO-PT Physical Therapy
Reedley Wellness Center**

**Valley Sanitation
Services**

**Employees Educational
Credit Union**

**Reedley
Police Department**

Reedley City Hall

Pioneer Park

8th Street

9th Street

Manning Ave

Manning Ave

Reed Ave

W. North Ave

F Street

Shell Gas Station

**Les Schwab
Tires Center**

**Surf Thru Express
Car Wash**

I Street

Manning Ave

G Street



HomeSmart Client app

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MAKE AN OFFER

756 G Street - Reedley, CA

\$450,000

