

SALE

2727 North Grove Industrial Drive Suite 135

Fresno, CA 93727

PRESENTED BY:

CAMERON GRAHAM

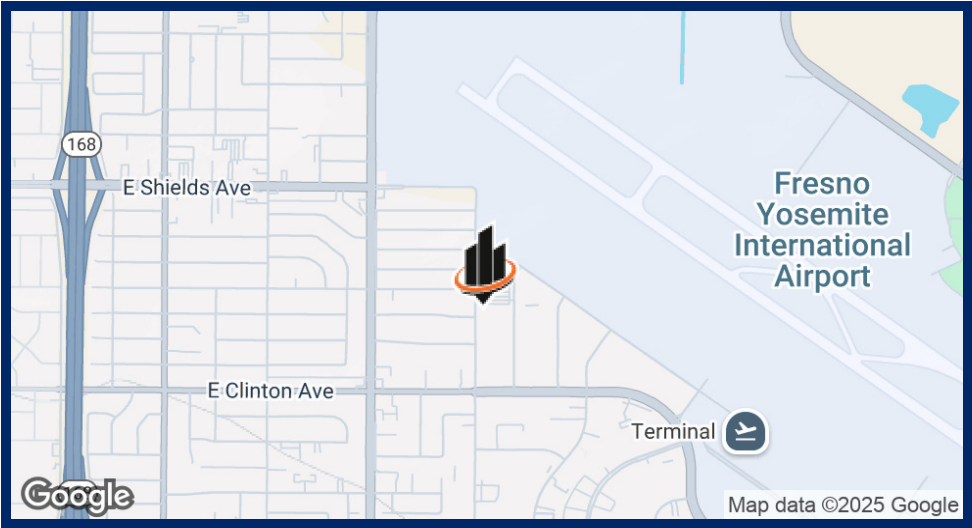
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CalDRE #01970844



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$500,000
LOT SIZE:	0.18 Acres
BUILDING SIZE:	6,200 SF
PRICE/SF:	\$76.92
MONTHLY GROUND LEASE:	\$317.68 Leasehold (Ground lease with the City of Fresno)
MONTHLY HOA:	\$643
ANNUAL RENT INCOME:	\$32,100

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PROPERTY DESCRIPTION

Introducing 2727 North Grove Industrial Drive Suite 135, Fresno, CA, 93727 a prime investment opportunity in the heart of Fresno. This 6,200 SF industrial building, zoned IL - Industrial Light, offers a strategic location for warehouse and industrial operations. Boasting ample space for production and warehouse facilities, this property is an ideal fit for investors seeking a booming industrial sector location. With its convenient setting and advantageous zoning, this property presents an exceptional opportunity for growth and expansion.

PROPERTY HIGHLIGHTS

- Prime Location
- Investment Opportunity
- Great for Office and Warehouse Space

ADDITIONAL PHOTOS



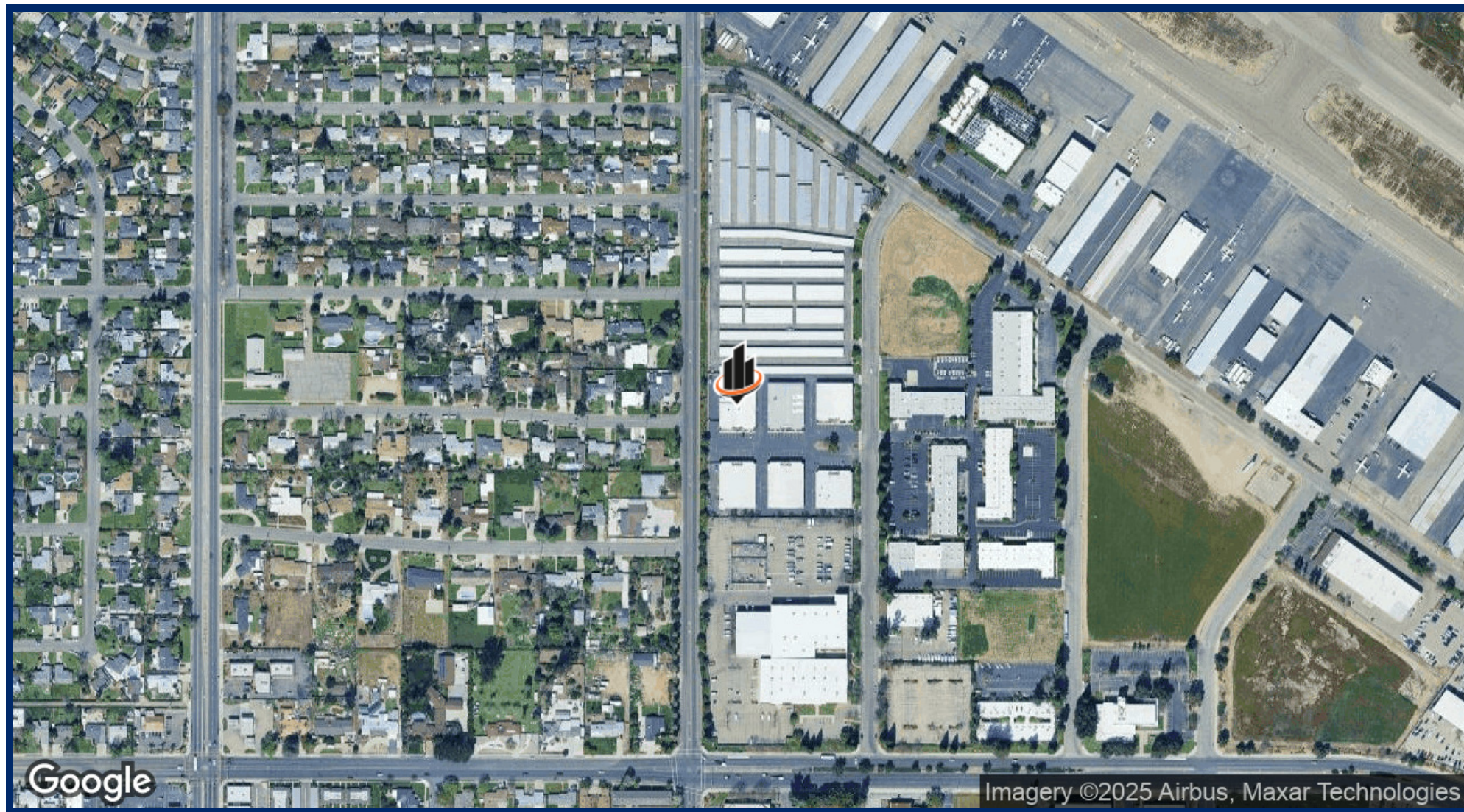
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LOCATION MAP



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