

# SALES/SERVICE FACILITY FOR SALE

321 PROSPERITY BOULEVARD, CHOWCHILLA, CA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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## PROPERTY SUMMARY:

<b>TOTAL BUILDING SF:</b>	24,805± SF 7,868± SF SALES/SHOWROOM 16,937± SF SHOP SERVICE AREA
<b>LAND SIZE:</b>	4366± ACRES
<b>APN:</b>	002-290-001
<b>CONSTRUCTION TYPE:</b>	STEEL FRAME/STUCCO AND METAL
<b>CLEAR HEIGHT:</b>	16'± - 18'±
<b>GL DOORS:</b>	EIGHT (8)
<b>POWER:</b>	1000 AMPS, 277/480 VOLT, 3 PHASE
<b>ZONING:</b>	C-H (HIGHWAY COMMERCIAL)
<b>SALES PRICE:</b>	<b>\$5,950,000.00</b>

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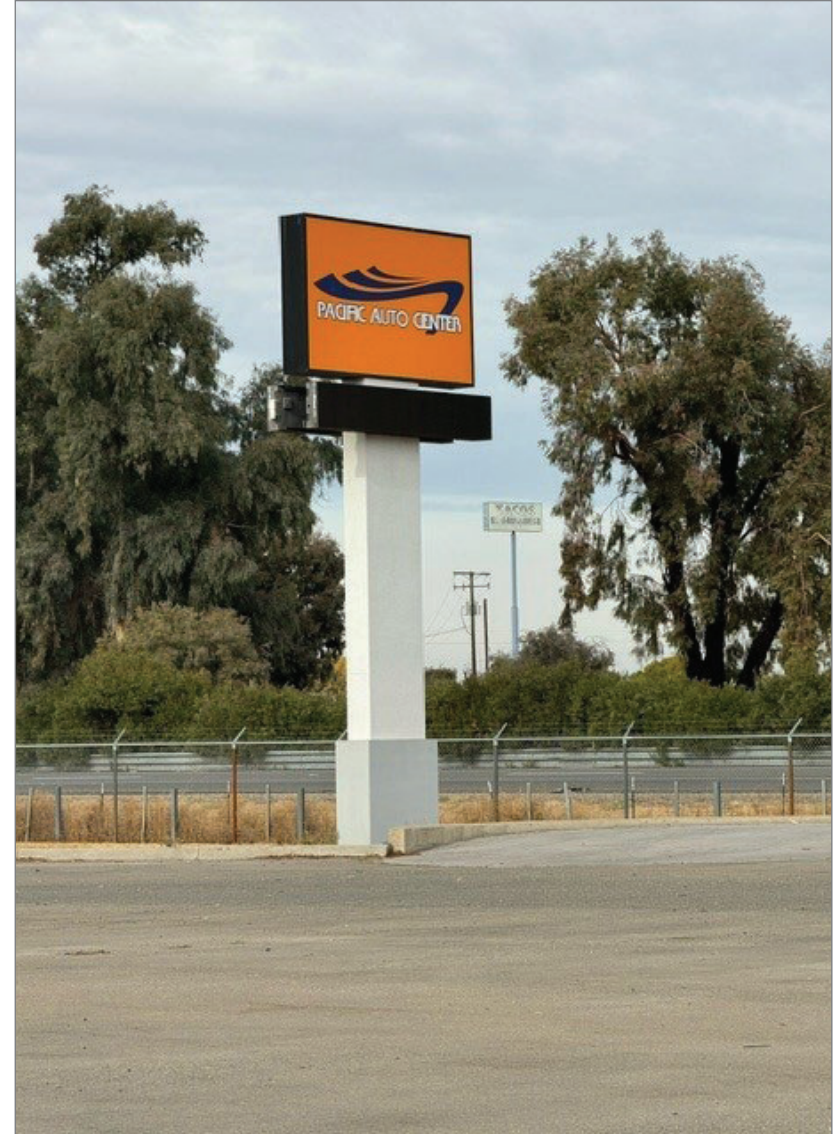
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## INTERIOR PHOTOS



## FREEWAY PYLON SIGNAGE AVAILABLE



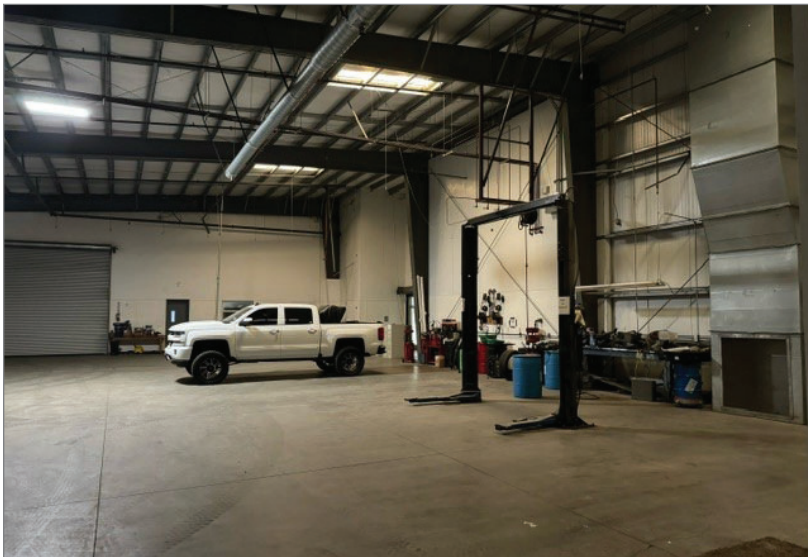
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## SHOP/SERVICE AREA



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## ADDITIONAL FEATURES:

- Two (2) Drive through service bays
- Fire Sprinklers throughout
- Second-story executive offices with restrooms and break room
- Two staircases
- Two bathrooms and breakroom/kitchen down stairs
- Five (5) restrooms total
- Perimeter fencing
- Outdoor yard lighting
- Abundant parking
- Two (2) gated driveways
- Surrounding streets are finished with all infrastructure improvements in place
- All utilities to site
- Excellent frontage and access to Highway 99 @ Robertson Blvd

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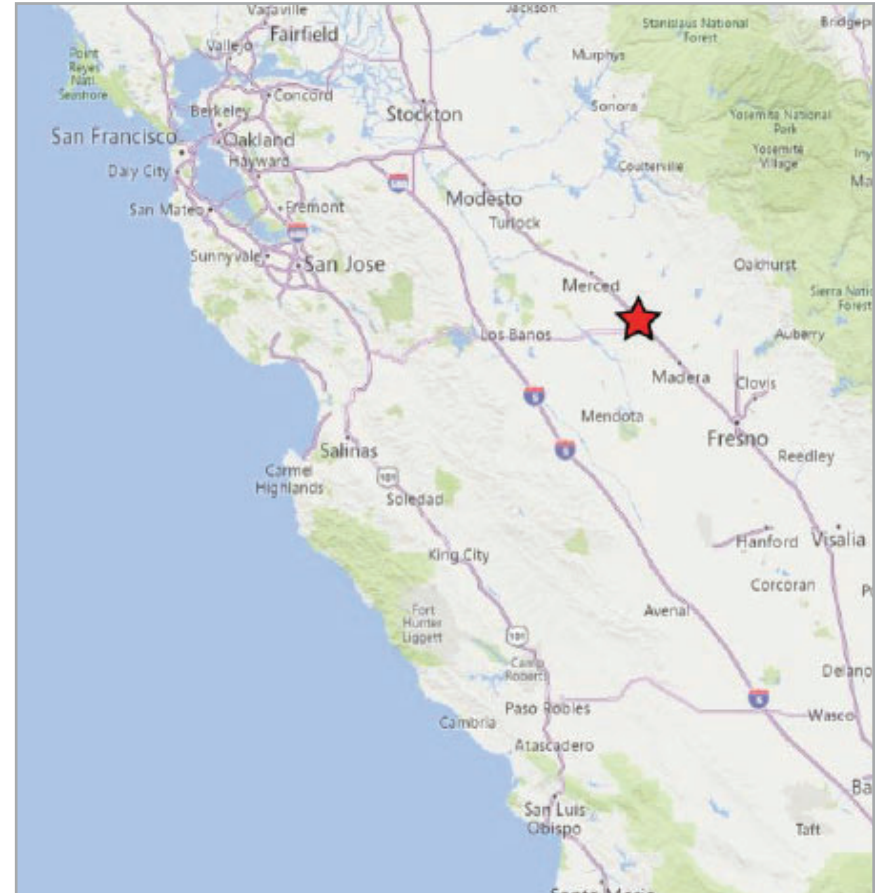
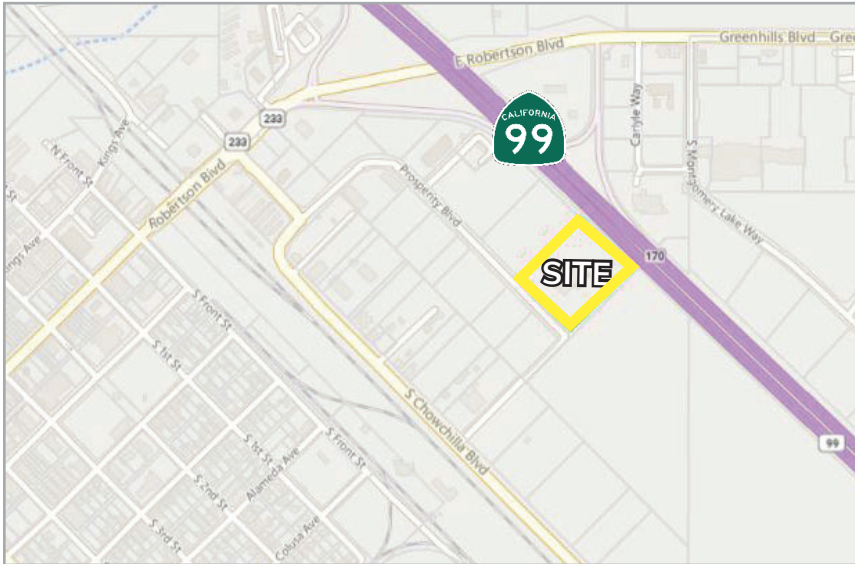
## TRAFFIC COUNTS:

HIGHWAY 99 @ ROBERTSON BLVD / RTE. 233: 53,000 CARS, ADT (2022)



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