

FOR SALE

FIRST & DAKOTA PROFESSIONAL BUILDING



AUCTION DATE MAY 17-19, 2021 | AUCTION SITE: FRIEDMANAUCTION.COM/3710-2798-N-1ST-ST

AUCTION SALE

3710-3738 N 1ST STREET, FRESNO, CA 93726

INVESTMENT HIGHLIGHTS:

- ±48,672 SF single-story office asset
- In-place NOI of ±\$272,000 at 67% occupancy
- ±6,728 SF of contiguous space available
- Hard corner visibility and recognition
- Tenant amenities include private suite entrances, private restrooms, separate HVACs, and ample parking
- Adaptive floor plans allows for various multi-tenant layout and incubator offices
- Strategically located 10 minutes outside Downtown Fresno, the 5th largest city in California
- Close proximity to Fresno Yosemite International Airport (FAT), servicing the San Joaquin Valley and three national parks (Yosemite, Sequoia, and Kings Canyon)
- Asset will be sold at auction through Ten-X.com May 17 to May 19, 2021

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate and David B. Zacharia make no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2021 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



JOSH MILLER
josh.miller@freg.com



KYLE SIMON
kyle.simon@freg.com



DAVID B. ZACHARIA
CA License # 01924608

248.324.2000

eCODE 136



FIRST & DAKOTA PROFESSIONAL BUILDING PROPERTY **PHOTOS**



FOR MORE INFORMATION **PLEASE CONTACT:**



JOSH MILLER
josh.miller@freg.com



KYLE SIMON
kyle.simon@freg.com



DAVID B. ZACHARIA CA
License #01924608

FIRST & DAKOTA PROFESSIONAL BUILDING PROPERTY **PHOTOS**



FOR MORE INFORMATION **PLEASE CONTACT:**



JOSH MILLER
josh.miller@freg.com



KYLE SIMON
kyle.simon@freg.com



DAVID B. ZACHARIA CA
License # 01924608