

OFFICE FOR SALE

±8,880 SF FREESTANDING BUILDING + ±0.448 ACRE VACANT LOT

2540 E Floradora Ave, Fresno, CA 93703



TOTAL SALE PRICE:	\$850,000
BUILDING W/ PARKING LOT:	\$675,000 (\$76/SF)
CORNER VACANT LOT:	\$175,000 (\$9/SF)
BUILDING SIZE:	8,880 SF
YEAR BUILT:	1975
RENOVATED:	2013
ZONING:	CG
CROSS STREETS:	Fresno Street & Floradora Ave
APN'S:	451-231-01 451-231-02 451-231-03

PROPERTY FEATURES

- ±8,880 SF Freestanding Building On .64 Acres
- Offering Great Frontage & Visibility | ±0.448 Acre Vacant Lot Available
- \$250K Remodel in 2013 - Move In Ready Condition
- Close Proximity to Major Traffic Generators & FWY Ramps
- Fully Fenced and Paved Lot W/ Ample Parking
- Great Access & Visibility w/ Easy Access To Central Fresno
- Convenient Location Off Freeway CA-41 and Blackstone Corridor
- ±387,964 Residents Within 5-Mile Radius
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Excellent SBA Loan Candidate w/ Only 10% Down!

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PROPERTY OVERVIEW

High exposure ±8,880 SF freestanding office building off the corner. Located West of the freestanding building is a ±0.448 acre vacant lot. Parcels can be purchased together or separate. Located just one block south off the HWY-41 and McKinley on/off ramps and the HWY-168 and HWY-180 interchange. Flexible building full of (8) separate meeting rooms, (10) storage closets, (2) kitchens with serving windows and (2) large restrooms. In 2013 the HVAC & Roof were upgraded, the building was fully insulated and fire sprinklers were installed. Freestanding office building that is fully fenced in and paved with its own parking lot with (27) parking spaces in total. Delivered in a move-in ready condition with a very functional layout. The visibility offers a tremendous draw of traffic from the neighboring schools and neighborhoods. The property provides opportunity with easy access to Freeway CA-41 and the Blackstone Corridor, while being located nearby several retail amenities (shopping and restaurants). The property was formerly occupied by a church. Excellent via a 10% down SBA loan or Investment.

LOCATION OVERVIEW

Freestanding building strategically located 1 block South of CA-41 and McKinley Ave. Location is at the intersection of E Floradora Ave & N Fresno Street. Just North of E Olive Ave, East of N Clark Street, West of N Mariposa Ave and South of E McKinley Ave.



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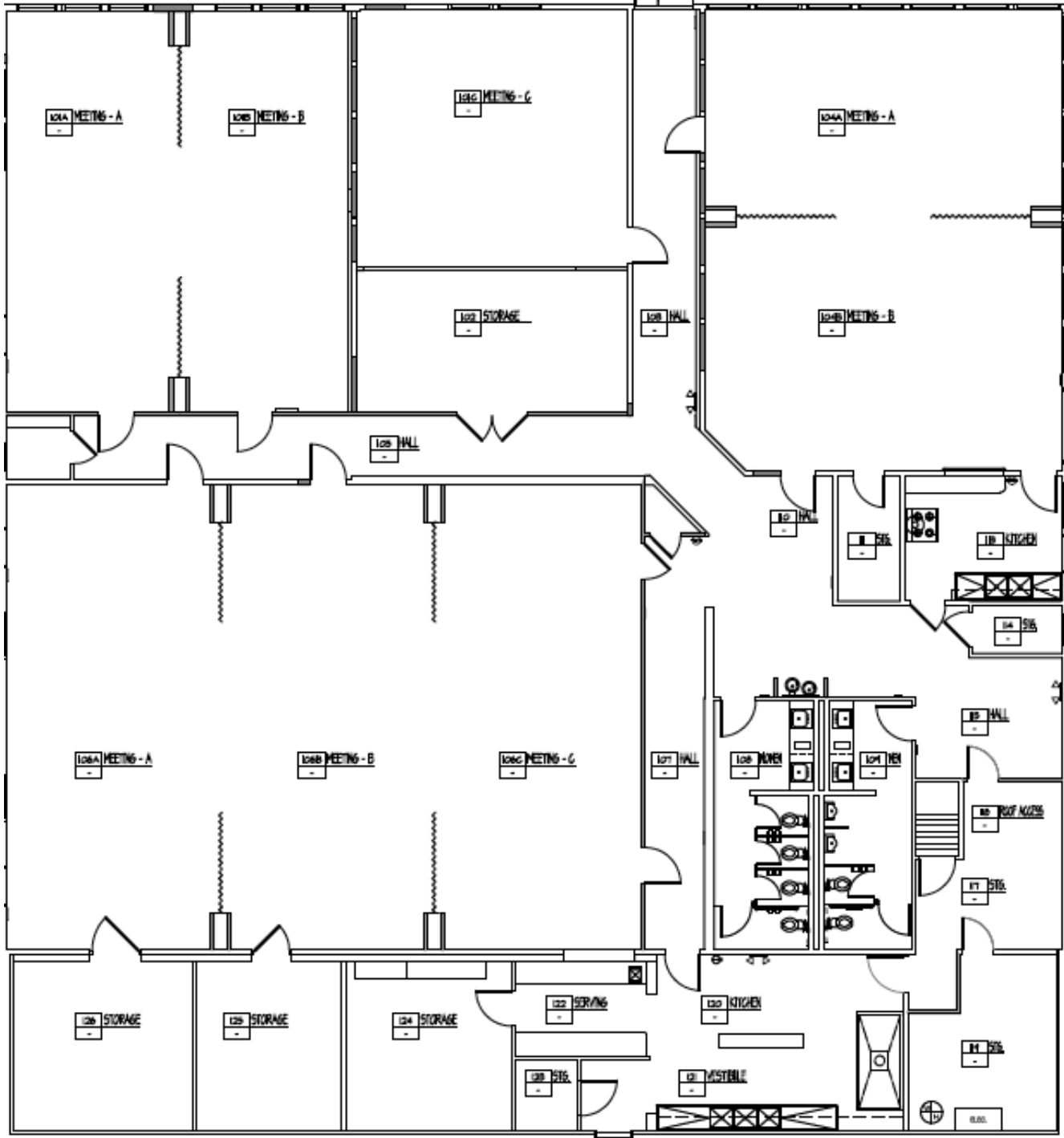
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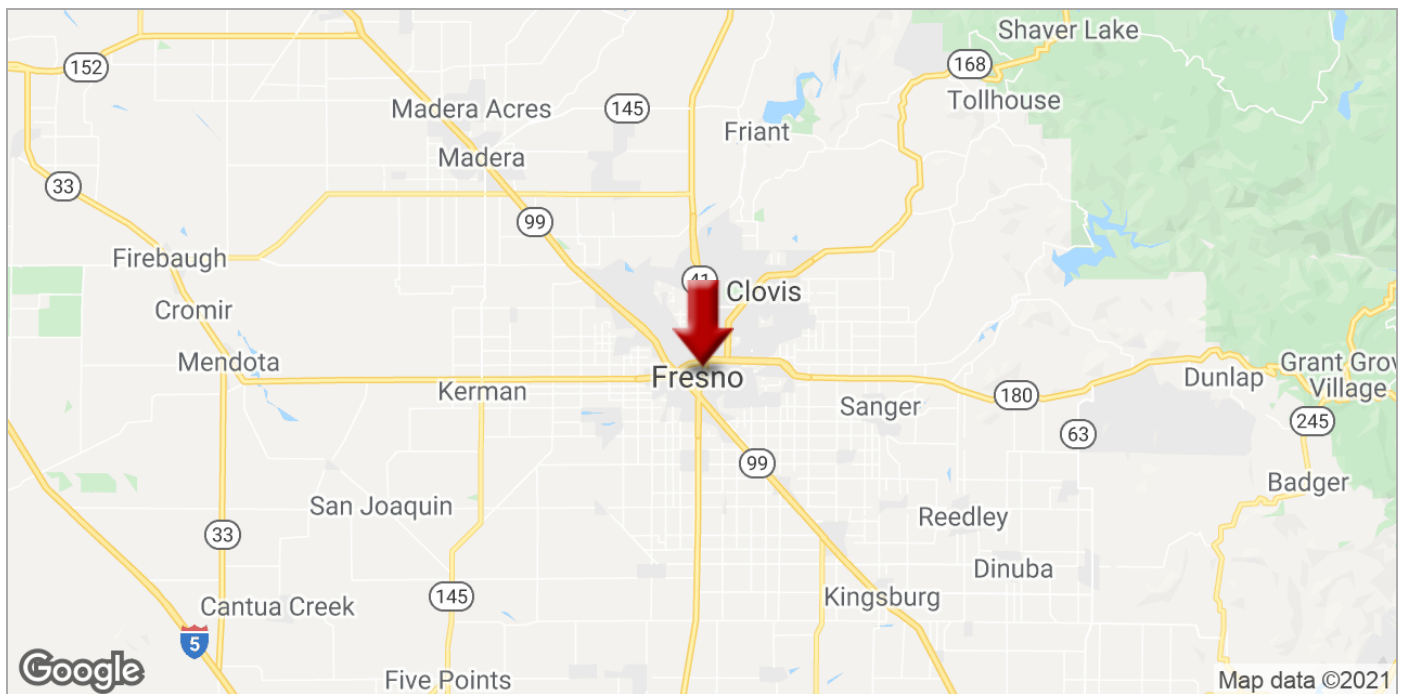
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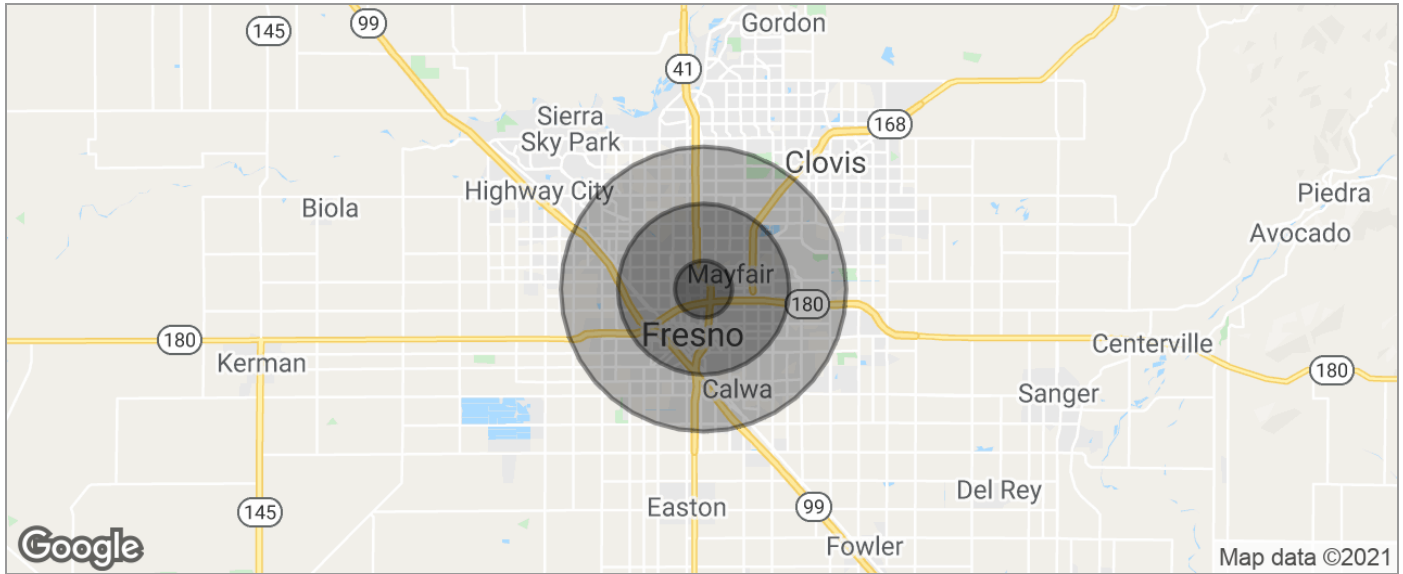
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,586	167,864	387,964
MEDIAN AGE	32.0	31.1	30.2
MEDIAN AGE (MALE)	31.7	30.2	29.1
MEDIAN AGE (FEMALE)	32.7	32.1	31.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,977	57,121	126,371
# OF PERSONS PER HH	2.7	2.9	3.1
AVERAGE HH INCOME	\$53,670	\$46,714	\$50,254
AVERAGE HOUSE VALUE	\$259,473	\$242,582	\$261,477
RACE	1 MILE	3 MILES	5 MILES
% WHITE	70.5%	57.5%	55.4%
% BLACK	3.2%	6.5%	7.7%
% ASIAN	5.1%	9.1%	10.1%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	1.0%	1.1%	1.0%
% OTHER	14.7%	21.3%	21.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	50.0%	51.4%	50.2%

* Demographic data derived from 2010 US Census

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