

FOR SALE > FULLY IMPROVED WEST SHAW OFFICE PARCEL

# 3441 W. Shaw Avenue

FRESNO, CALIFORNIA



- > Well Maintained Professional Planned Unit Development Complex
- > Can build up to 5,660 SF single-story office building
- > Close proximity to Freeway 99
- > Restaurants, Shops and Financial Institutions surround the site
- > Owner will sell, Build-to-Suit and Finance the Purchase under attractive loan terms and conditions

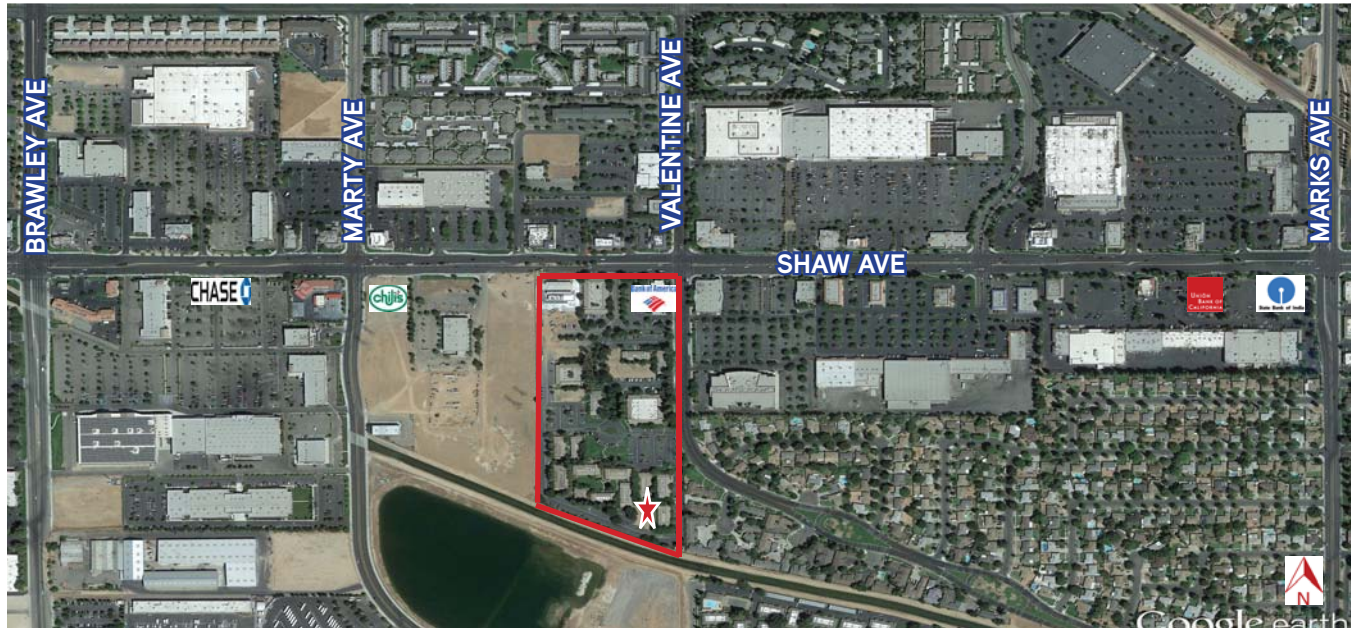
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## Property Summary

The Shaw Westgate Professional Center is a beautifully designed and well maintained office complex that is governed by an Owner's Association, By-Laws, and CC&R's.

This fully improved, zoned and entitled parcel will allow for the development of a single-story 5,660 sf building which must be compatible with the same architectural design and building materials that exist with the other buildings in the complex. All utilities (water/sewer/gas/electricity) are stubbed to the parcel line.

The current Association Dues for this undeveloped parcel are approximately \$780.00 per month. Dues cover common area landscaping maintenance, parking lot sweeping, public liability insurance, exterior building lighting maintenance, and property management costs for the Association. Current real estate taxes are approximately \$950 per year.

## Building Amenities

- > Location: Shaw Westgate Professional Center - 3441 W. Shaw Avenue (SWC of Shaw and Valentine Avenues)
- > APN: 424-640-10
- > Parcel Size: Approximately .248 acres (10,575 square feet)
- > Price: **\$49,500**
- > Zoning: R-P (Residential and Professional Office District, City of Fresno)



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