### 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 <u>Finance the Purchase under attractive</u> <u>loan terms and conditions</u>

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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 he 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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#### Please contact us with any questions

Broker Disclosure: Pursuant to the Regulations of the State of California Real Estate Commissioner, Chapter 6, Section 2785 (18), it is disclosed to all potential Tenants and their Broker/ Agents, and all other interested parties, that Robert J. Fena, is a partner and principal in Colliers International and also partner and principal in First One Partners and, as such, has an ownership interest in the subject property and will benefit directly and indirectly from the Lease or Sale of the subject property.

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Contact Us

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