

FOR SALE OR LEASE > OFFICE CONDOMINIUM

4944 E. Clinton Way, #203

FRESNO, CALIFORNIA 93727



SELLER FINANCING AVAILABLE



SALE PRICE: \$449,500 (Seller will Finance)
LEASE RATE: \$1.15 psf plus Utilities & Janitorial

- Hard to find Professional Office Condominium
- Located close to Fresno Yosemite International Airport
- Easy access to Freeway 168, Freeway 41 & Freeway 99 via Freeway 180
- Numerous amenities nearby including food & retail services



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COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
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PROPERTY SUMMARY

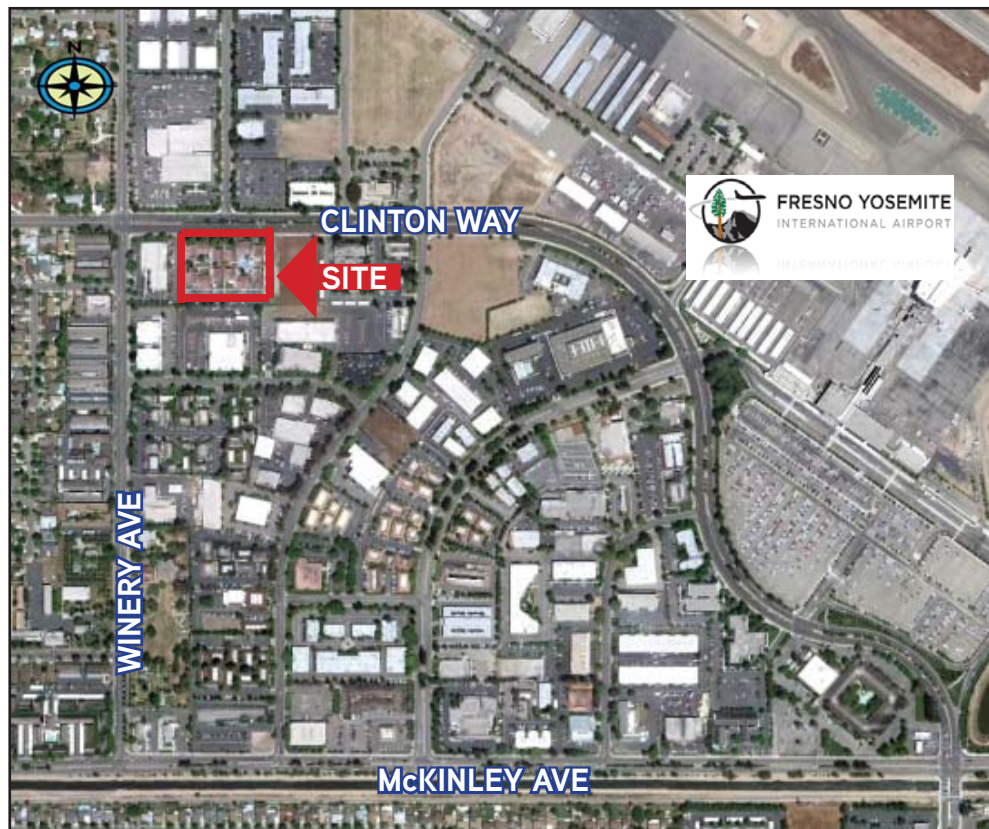
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| Location: | Located on E. Clinton Way, east of Winery Avenue. Very close to the Fresno Yosemite International Airport. |
| Available Space: | One (1) 2800 sf office condominium (APN: 494-220-08) |
| Purchase Price: | \$449,500 |
| Seller Financing: | Contact Broker for details |
| Lease Rate: | \$1.15 psf, plus utilities & janitorial |
| Comments: | This is an amazing opportunity for a small-medium owner/user who is interested in professional office space with good frontage and visibility. The building is well appointed with well maintained interiors. Complex offers beautiful landscaping and a unique water feature. |



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SUITE 203
SECOND FLOOR PLAN



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