

FOR SALE OR LEASE > PROFESSIONAL OFFICE SPACE

# 3855 N. West Avenue

FRESNO, CALIFORNIA 93705



**SELLER FINANCING AVAILABLE**



**SALE PRICE:** Call for Pricing and Terms  
**LEASE RATE:** \$0.95 psf plus Utilities & Janitorial for Year 1 of the Lease Term

- Nearby access to both Freeway 99 & 41
- Central Fresno Professional Office Building
- Well maintained Garden Offices
- Numerous amenities nearby including food & retail services



BOBBY FENA, SIOR  
559 256 2436  
bobby.fena@colliers.com  
BRE # 00590204

COLLIERS INTERNATIONAL  
7485 N. Palm Avenue, #110  
Fresno, CA 93711  
www.colliers.com/fresno

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## PROPERTY SUMMARY

Location:	Located on North West Avenue, south of Ashlan Avenue. Nearby access to Freeway 41/Ashlan Ave & Freeway 99/Ashlan Avenue interchanges.		
Building Size:	Complex is comprised of two (2) buildings totaling 10,100 sf.		
Available Space:	<u>East Building - 100% Leased</u>	<u>West Building</u>	
		Suite 109**	995 rsf
		Suite 110**	951 rsf
		<i>** Suites 109-110 can be combined for a total of 1,946 rsf</i>	
Purchase Price:	Call for Pricing and Terms		
APN:	433-204-04 & 433-204-05		
Seller Financing:	20-25% Down Payment Seven (7%) percent interest per annum. 20 year amortization with loan all due & payable after the 5th year of the Loan Term No prepayment penalty		
Lease Rate:	<b>\$0.95</b> psf, plus utilities & janitorial for <u>Year 1 of the Lease Term</u> .		
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 good security and a beautifully landscaped atrium area.		

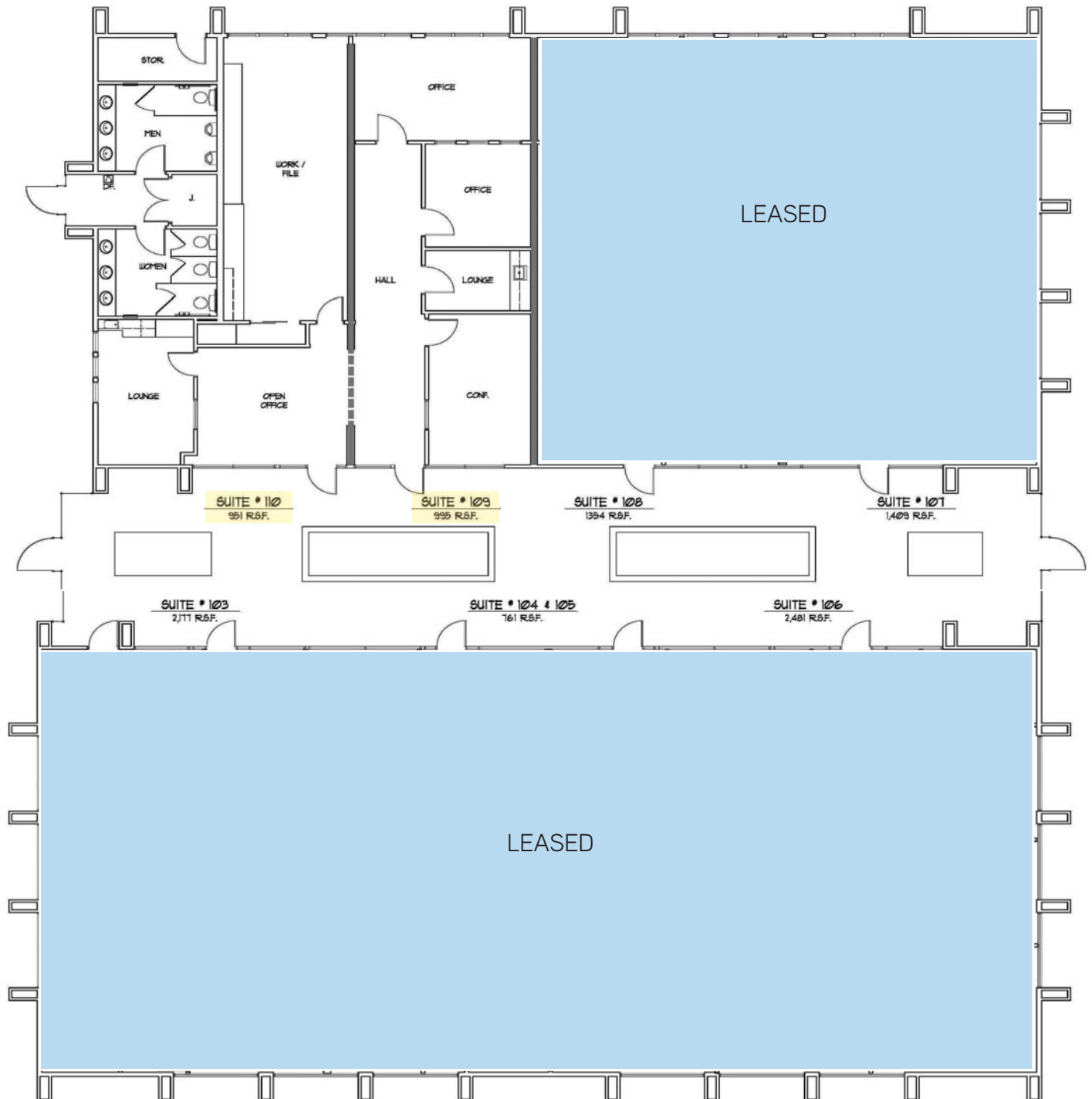


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FLOOR PLAN  
SCALE: NONE



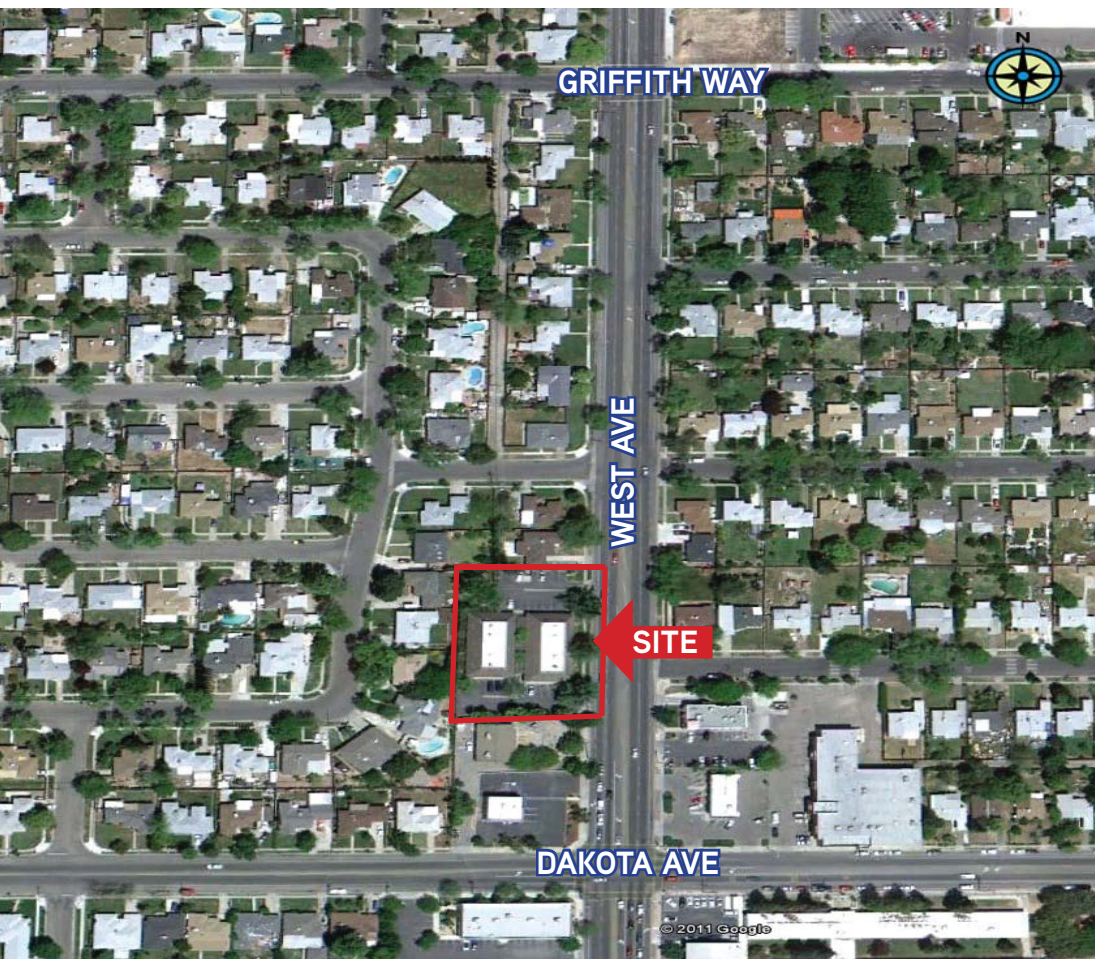
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## Contact Us

BOBBY FENA, SIOR  
SR. VICE PRESIDENT | PRINCIPAL  
CENTRAL CALIFORNIA  
559 256 2436  
FRESNO, CA  
[bobby.fena@colliers.com](mailto:bobby.fena@colliers.com)  
BRE #00590204

Please contact us to see this property

**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 & 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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