

FOR SALE OR LEASE

DOWNTOWN OFFICE BUILDING

1649 VAN NESS, FRESNO, CALIFORNIA



> Single User or Building can be Divided

**17,400 Square Foot Building with approximately 39 On-Site
Parking Stalls, Plus a 50-Stall Parking Lot Across the Street**

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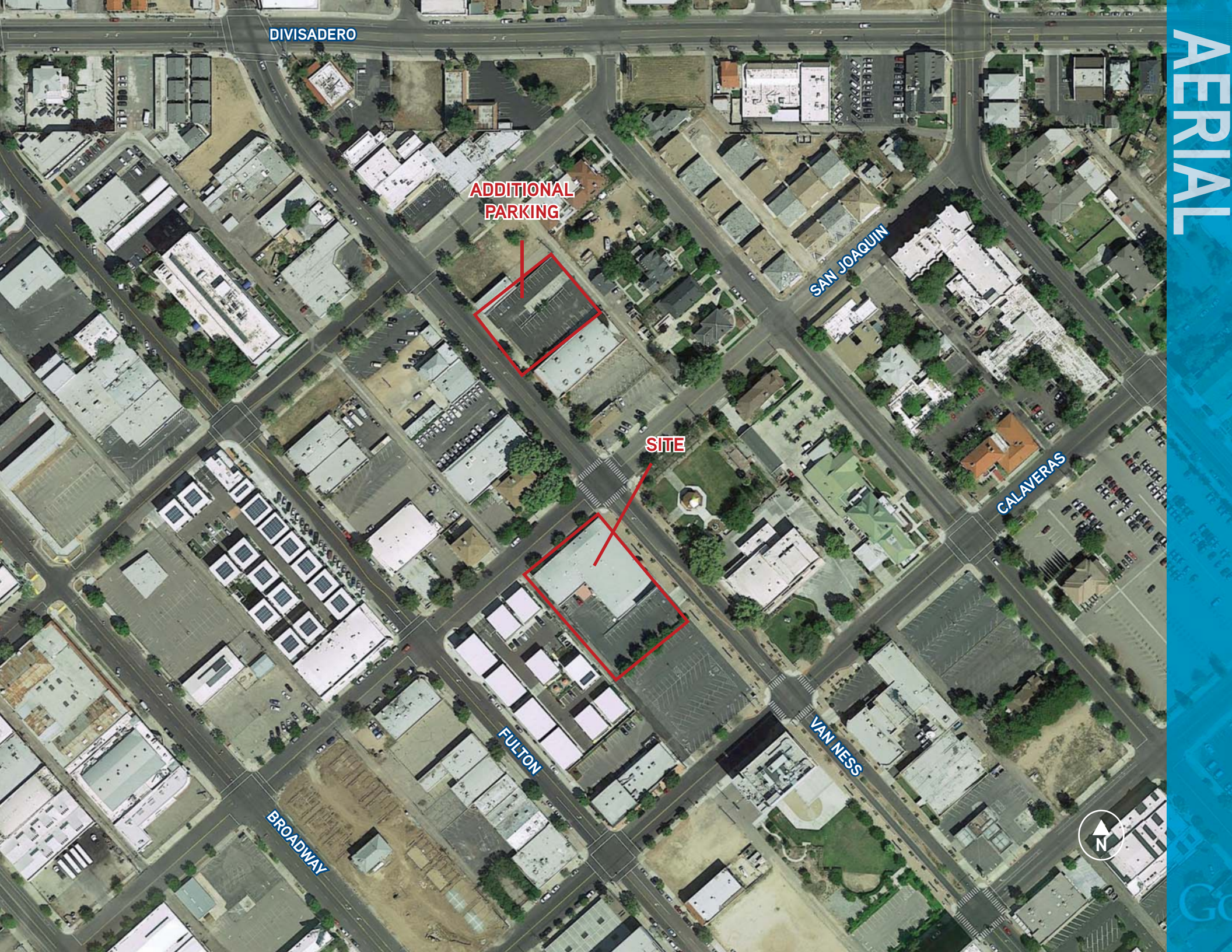


PROPERTY SUMMARY

Freestanding single-story office building located in Fresno's Central Business District, plus an additional 50-stall parking lot. This building features a parking ratio of over 5 stalls per 1,000 square feet of building area, almost unheard of in downtown Fresno.

BUILDING AMENITIES

- › Location: Southwest corner of Van Ness and San Joaquin, with easy access to all freeways and necessary services.
- › Building Size: Approximately 17,400 square feet. (Building can be divided to accomodate multiple tenants)
- › Rental Rate: \$1.40 PSF, per month, plus utilities and janitorial.
- › Sale Price: \$2,500,000 (Includes Building and Additional Parking Lot)
- › Parcel Size: Approximately 33,750 square feet on the building site with an additional 18,750 square foot parking lot as shown on the map above.
- › APN: 466-144-08 and 466-132-10 and 11 (Parking Lot), City of Fresno.
- › Parking: 39 on-site parking stalls, plus an additional 50 stalls a half block away, both gated and secured. Free, non-metered street parking as well.



DIVISADERO

ADDITIONAL
PARKING

SAN JOAQUIN

SITE

CALAVERAS

FULTON

VAN NESS

BROADWAY

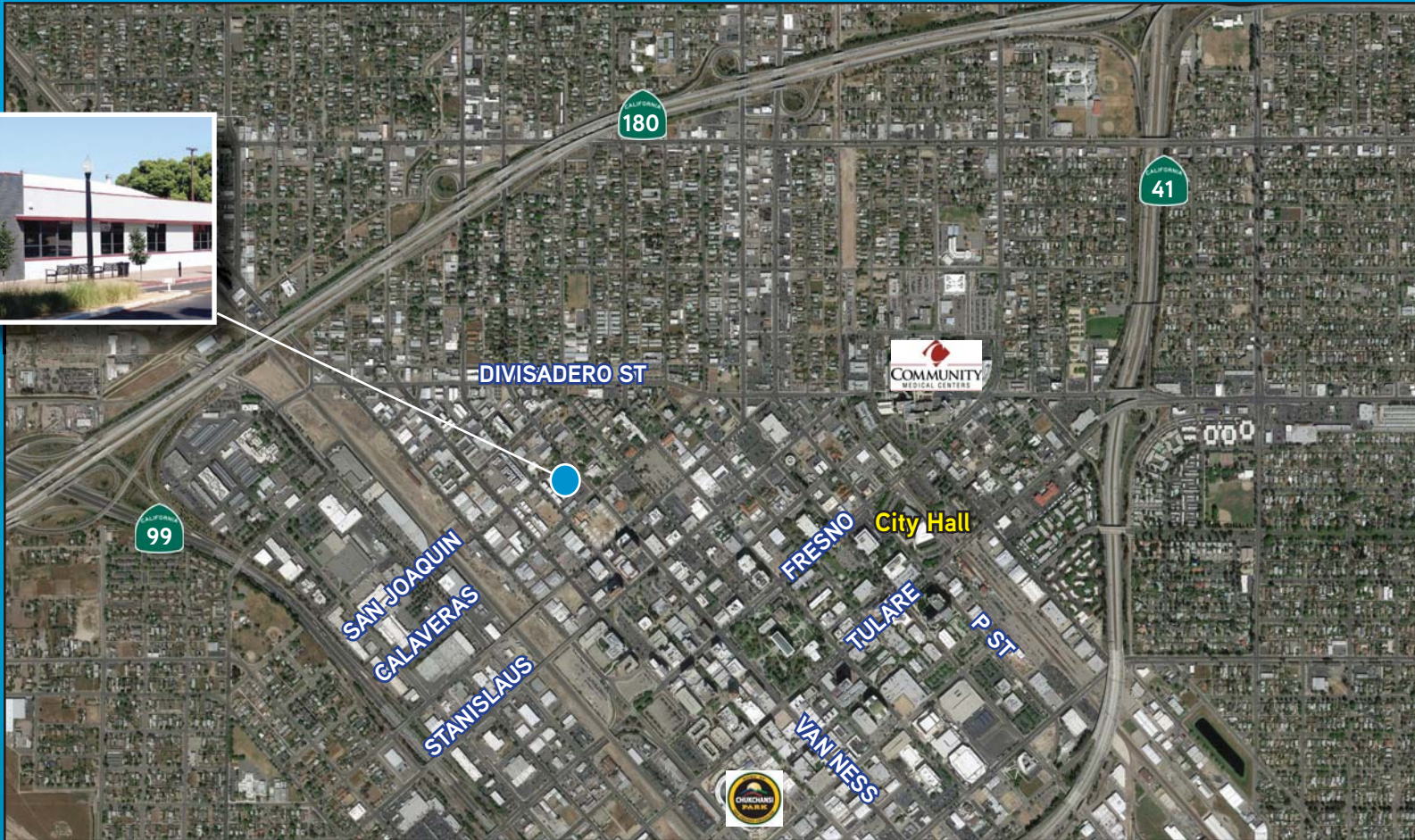


FLOOR PLAN



VAN NESS AVENUE[®]





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