

# Multi-Tenant Building for Sale

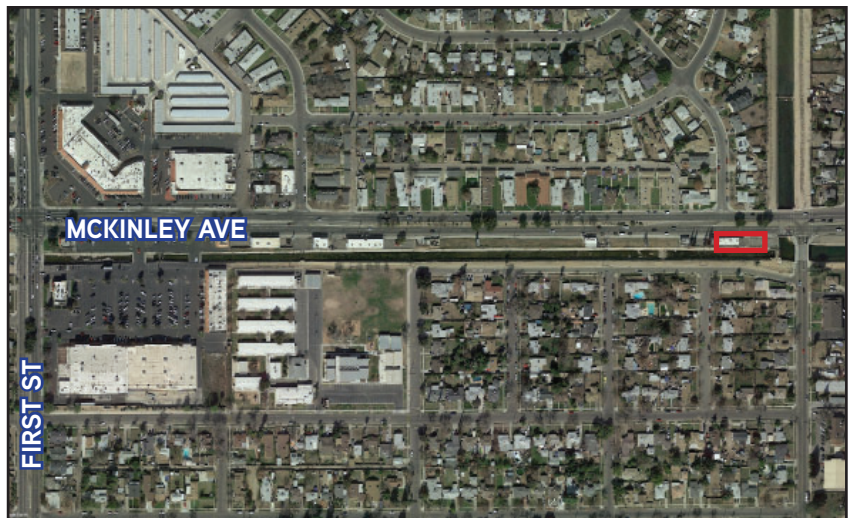


## FOR SALE

3642 E. McKinley Avenue  
Fresno, California

BUK WAGNER, SIOR  
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BRE #01296746

CHARLIE SCHUH  
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### Property Information

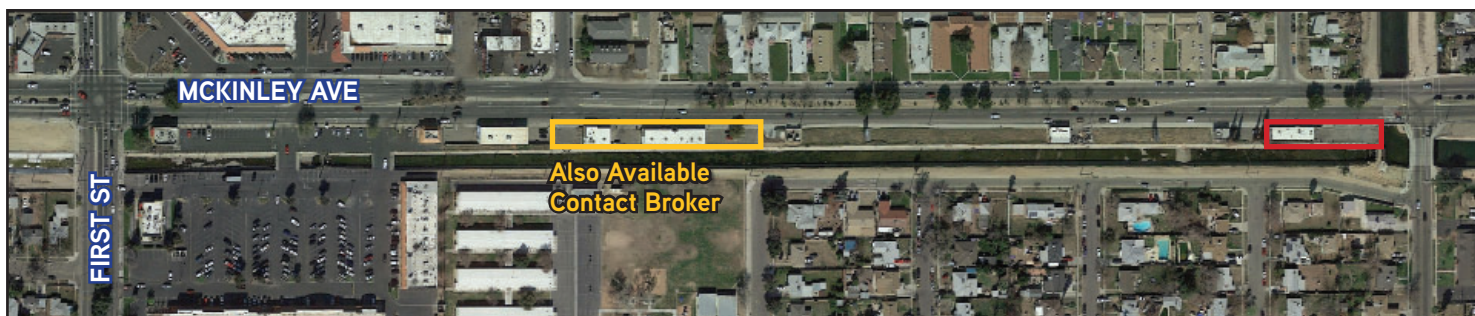
- › **Sale Price:** \$188,000 (\$80.00 PSF)
- › **APN:** 453-031-06
- › **Building Size:** ±2,352 SF building on ±6,300 SF parcel
- › **Zoning:** Commercial General (CG)



## FOR SALE > 3642 E. McKinley Avenue, Fresno, CA

Address	SF	Monthly Rent (Gross)	Tenant	Lease Expiration
3642 E. McKinley Ave.	±588	\$0.00	VACANT	N/A
3648 E. McKinley Ave.	±588	\$540.00	Janet Contreres & Melinda Vizcorra (Hairdressers)	12/31/2019
3656 E. McKinley Ave.	±588	\$420.00	Bobo Pet Shop	7/31/2019
3664 E. McKinley Ave.	±588	\$420.00	Bobo Pet Shop	7/31/2019

**Total:** **2,352**



## PROPERTY DETAILS

- > Sale Price: \$188,000 (\$80.00 PSF)
- > Construction: Wood Frame
- > Year Built: 1962
- > Freeway Access: FWY 41 - .65 mile; FWY 168 - .85 mile; FWY 180 - 1.2 miles
- > Comments: This property is on the south side of McKinley Avenue between Freeways 41 and 168. The property has recently been repainted. Each suite has its own restroom and is individually metered (gas and electric). Upside opportunity.

## Contact Us

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