

FOR SALE > GENERAL OFFICE BUILDING



# 5705 N. West Avenue

FRESNO, CALIFORNIA



- Prominent location near Bullard and West Avenues intersection
- Easy Access to Freeway 41
- Fully Improved General Office Building
- Excellent, Efficient Floorplan
- Great Owner/User Opportunity
- Attractive Northwest Fresno Neighborhood

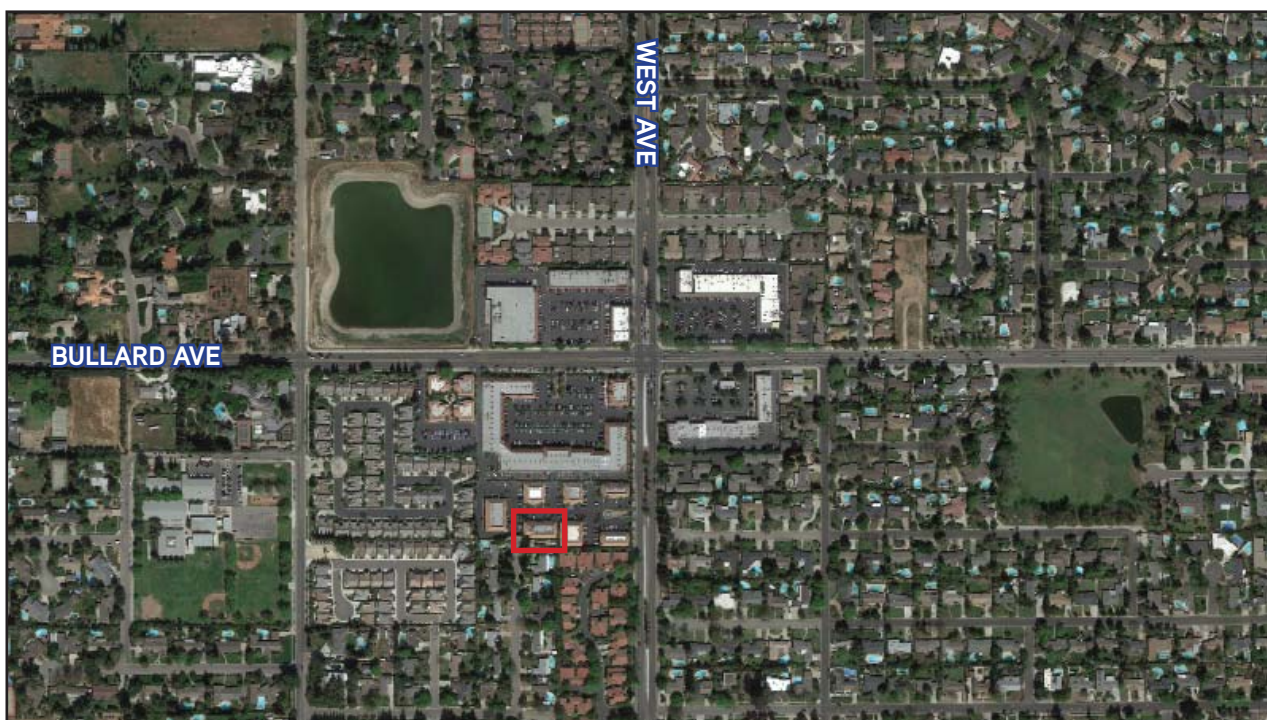
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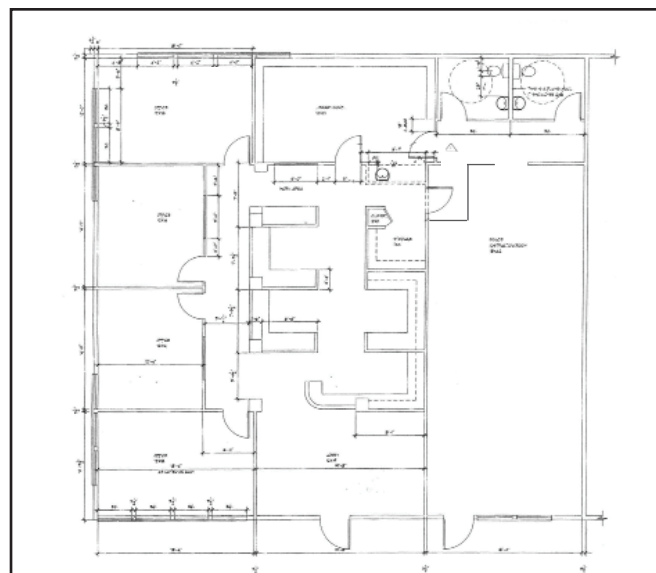


## Property Summary > General Office

Rare, smaller general office building available for sale, making it a great opportunity for an owner/user. Situated in the attractive Pavilion Professional Center at Bullard and West Avenues, this unit provides easy access to several retail amenities within walking distance. Interior of space is in excellent condition with an efficient floorplan. Association Dues were \$5,014.00 in 2015.

## Building Amenities

- > Approximately 3,135 SF Unit
- > Parking: Abundant
- > Zoning: Office designation, City of Fresno
- > Sale Price: \$685,000 - cash upon Close of Escrow
- > Rare Owner/User opportunity.



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