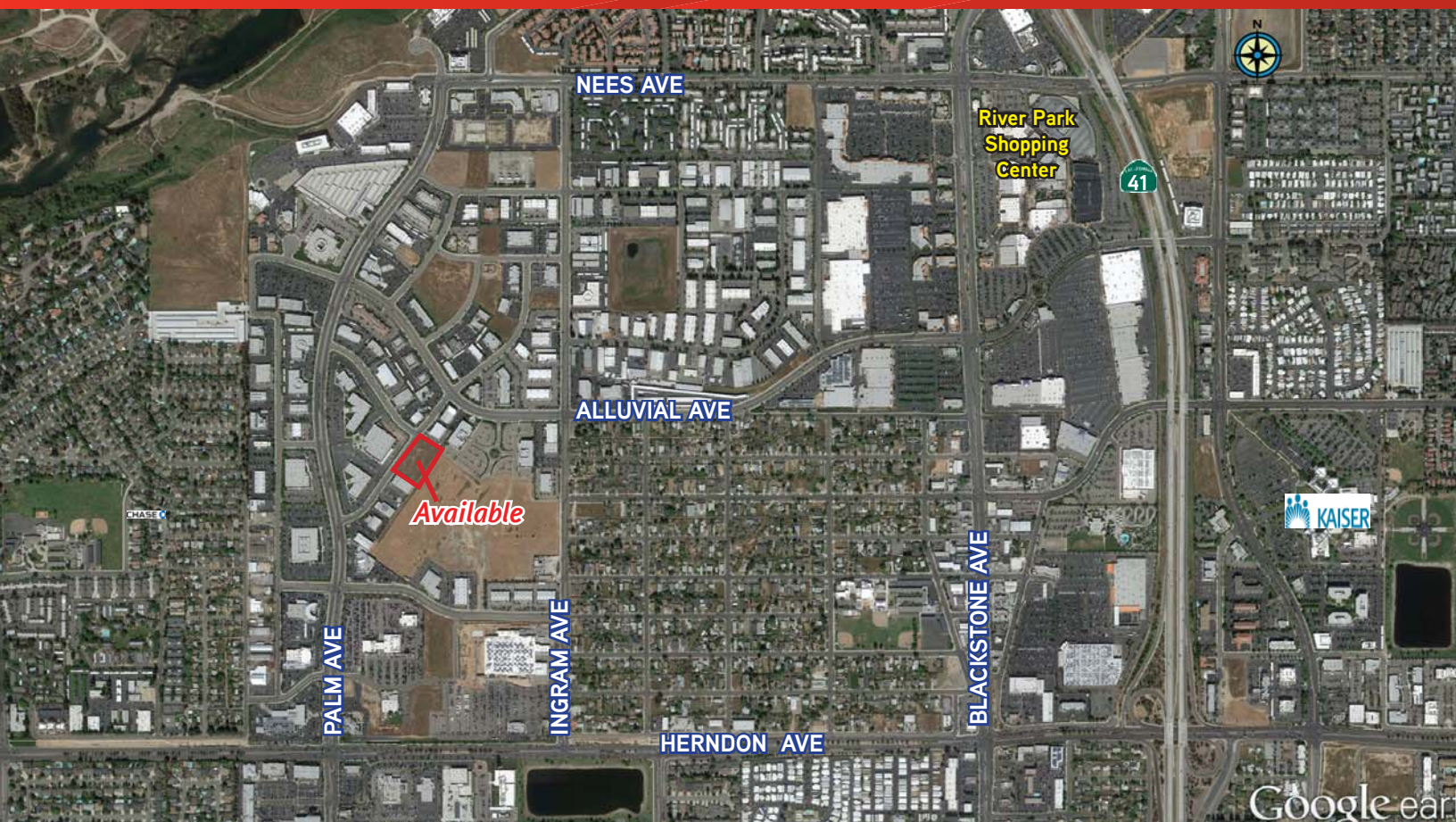


FOR SALE > COMMERCIAL LAND



1.51± Acres Zoned Office Land

7348 & 7368 N. REMINGTON AVENUE, FRESNO, CA



Property Summary

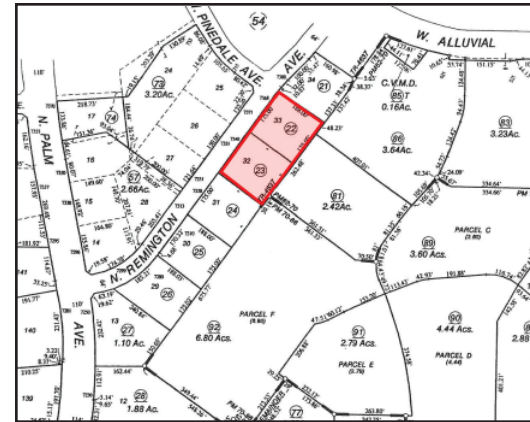
Location >	Situated just east of Palm and south of Alluvial, Fresno, CA
Land Composition >	Two (2) parcels consisting of approx. 32,900 SF each (65,800± total SF / 1.51± acres)
APN's >	405-550-23 AND 405-550-22
Purchase Price >	\$1,197,500
Zoning >	C-M (Commercial and Light Manufacturing, City of Fresno)
Comments >	Two of the few remaining vacant parcels in the popular Palm Bluffs Corporate Center. Parcels zoned C-M, which allows for a variety of users. Prospective buyer can purchase one or both properties. Excellent access to all surrounding retail services and short distance to Freeway 41 on/off ramps.

Note: Located outside of the Palm Bluffs Methane Gas boundry. (Lower construction costs)

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1.51± Acres Zoned Office Land



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