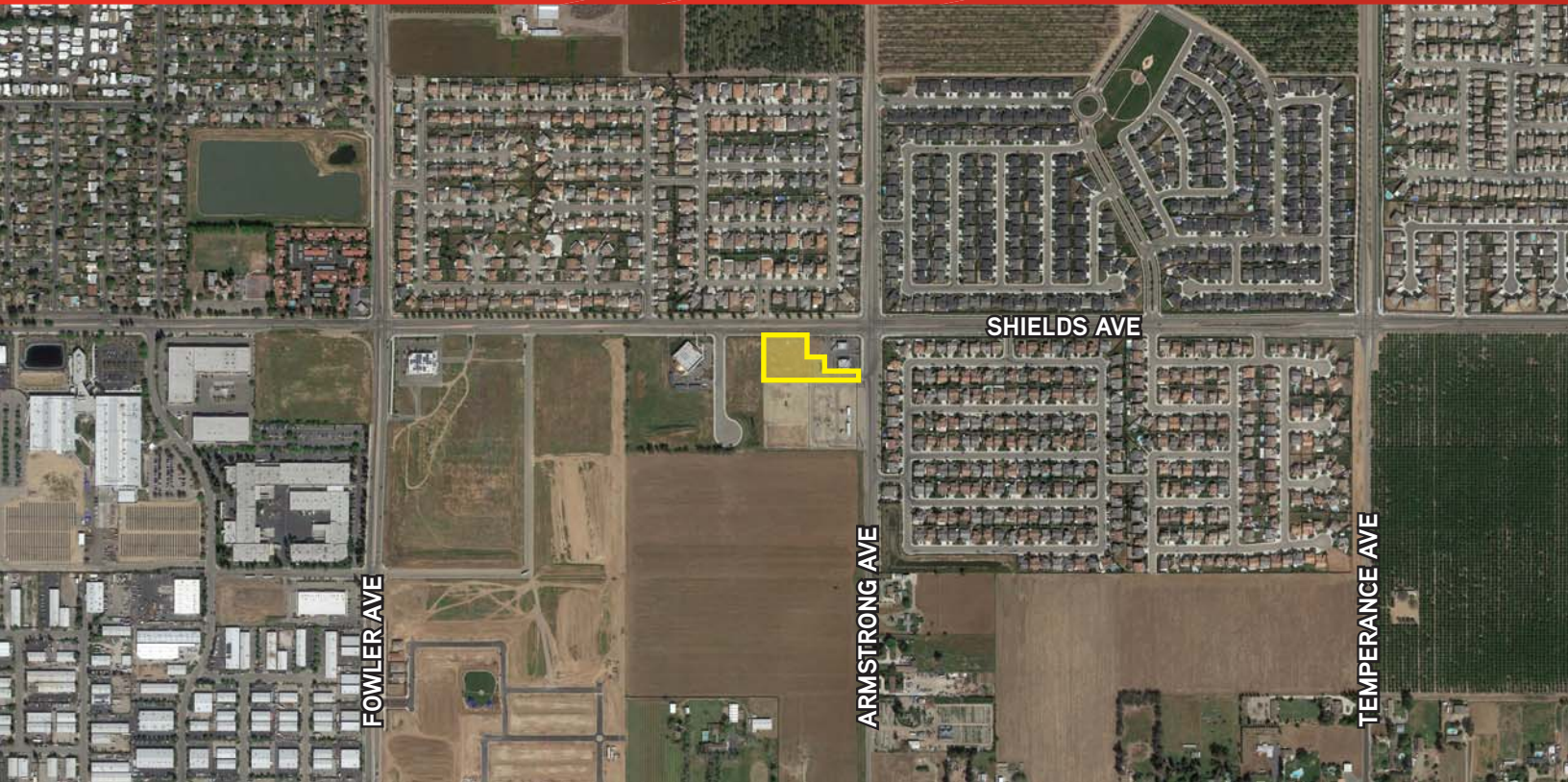


FOR SALE > COMMERCIAL LOTS



SWC Shields & Armstrong Avenues

FRESNO, CALIFORNIA

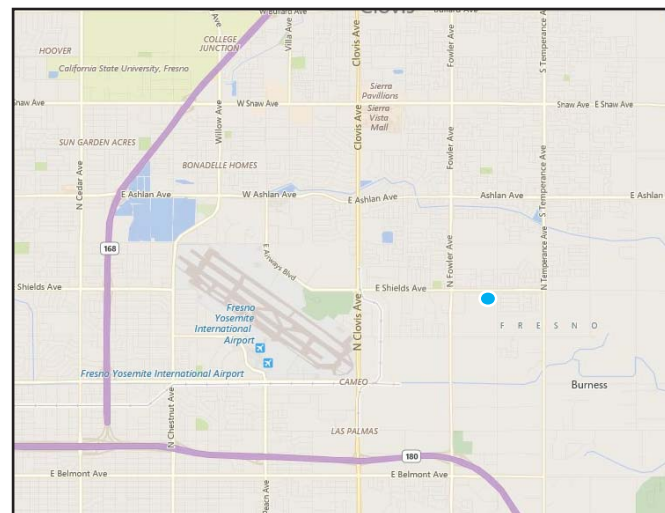


Property Summary > Commercial Lots

Two separate parcels. Parcel A is 21,750 square feet (.54 acres) and fronts Shields Avenues. Parcel B is 47,480 square feet (1.09 acres). Both are zoned BP which allows a flexible range of light industrial, retail or office uses. All off-site improvements have been completed.

Property Profile

- > Retail, Office or Light Industrial
- > High Visibility and Growing Area
- > Parcels can be Purchased Separate or Together
- > Price: Parcel A - \$239,500 (\$11.00 PSF)
Parcel B - \$332,500 (\$7.00 PSF)



AGENT: ZACK KAUFMAN
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AGENT: BRETT TODD
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7485 N. Palm Avenue, #110
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ForSale > Commercial Lots

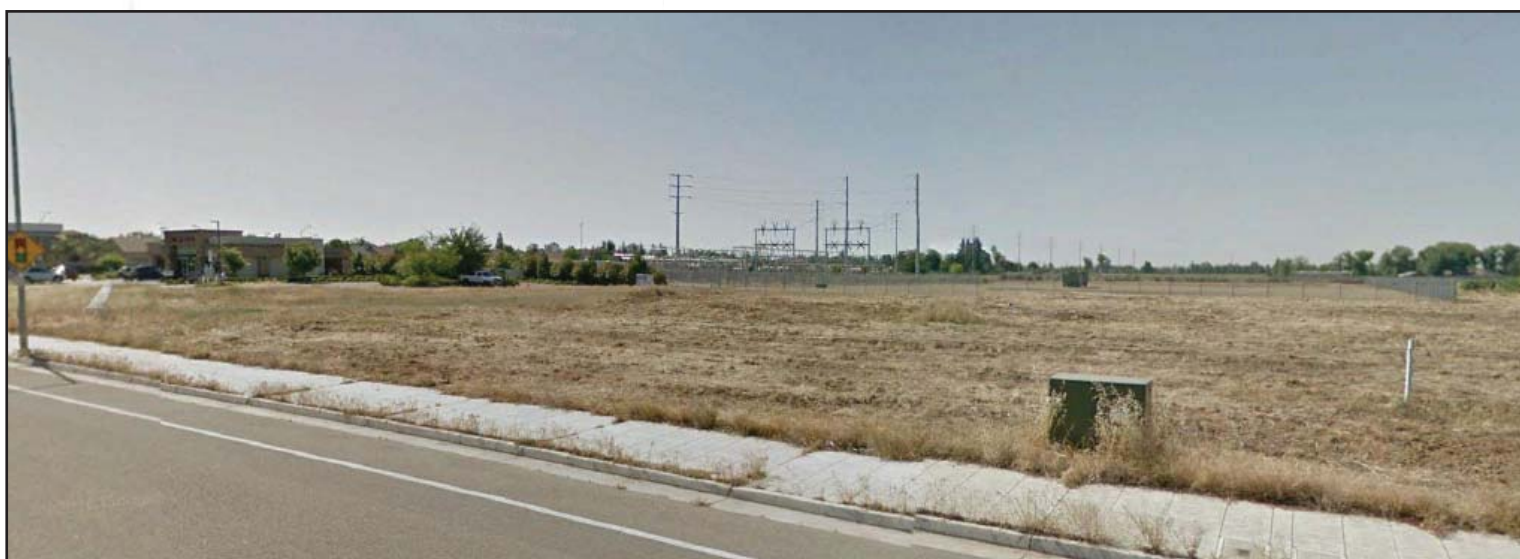
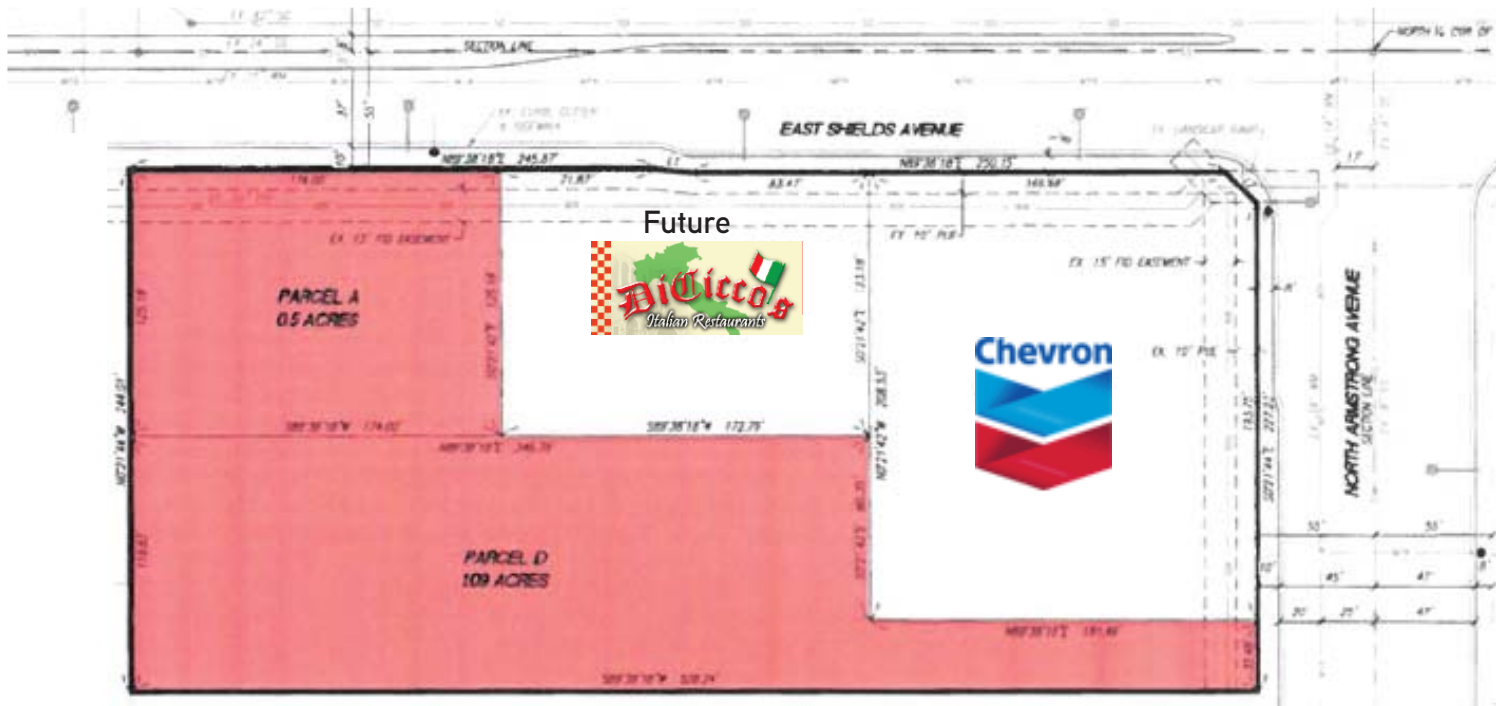
SWC SHIELDS & ARMSTRONG AVENUES, FRESNO, CALIFORNIA

Demographics

	3 Miles	5 Miles
Population	74,734	222,873
Avg. HH Income	\$73,041	\$64,060

Traffic Counts

	ADT
Shields Avenue	6,868
Armstrong Avenue	3,704



ForSale > Commercial Lots

SWC SHIELDS & ARMSTRONG AVENUES, FRESNO, CALIFORNIA

