

FOR SALE OR LEASE > OFFICE SPACE

2211 N. Fine Avenue

FRESNO, CALIFORNIA 93727



- Two-story Professional Office Building with Elevator
- Secured Parking
- Monument Signage Available
- Close proximity to Fresno Yosemite International Airport
- Restaurants, Banks & Hotel Services Nearby
- Close to Fwy 180/Peach & Fwy 168/McKinley Interchanges
- Downtown Fresno & City of Clovis Easily Accessible

BOBBY FENA, SIOR
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COLLIERS INTERNATIONAL
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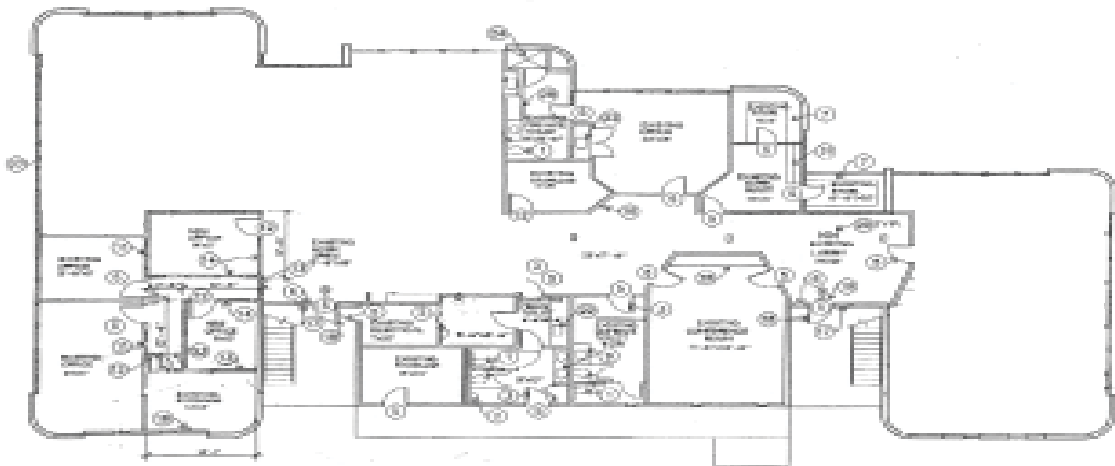
Property Description

- > Location: Located at 2211 N. Fine Avenue, near Fresno Yosemite International Airport
- > Land Area: 28,314 sf (.65 Acres)
- > Bldg Area: Approx. 10,116 sf 1st Floor - Approx. 7584 sf 2nd Floor - Approx. 2532 sf
- > APN: 494-231-07
- > Zoning: M-1-P
- > Sales Price: \$1,495,000 (\$147.78 PSF)
- > Financing Terms: Owner is willing to finance to qualified Buyers with a 20-30% Down Payment.
- > Tax Deferred
Exchange: Seller may elect to effect an IRS Code 1031 Tax Deferred Exchange as a condition of a sale transaction, at no cost to Buyer. Buyer shall agree to reasonably cooperate with Seller's exchange plans upon a sale.
- > Lease Rate: \$1.25 psf plus utilities (gas/electricity/water trash removal) & janitorial service
- > TI Allowance: Negotiable
- > Parking: Secured, gated parking lot

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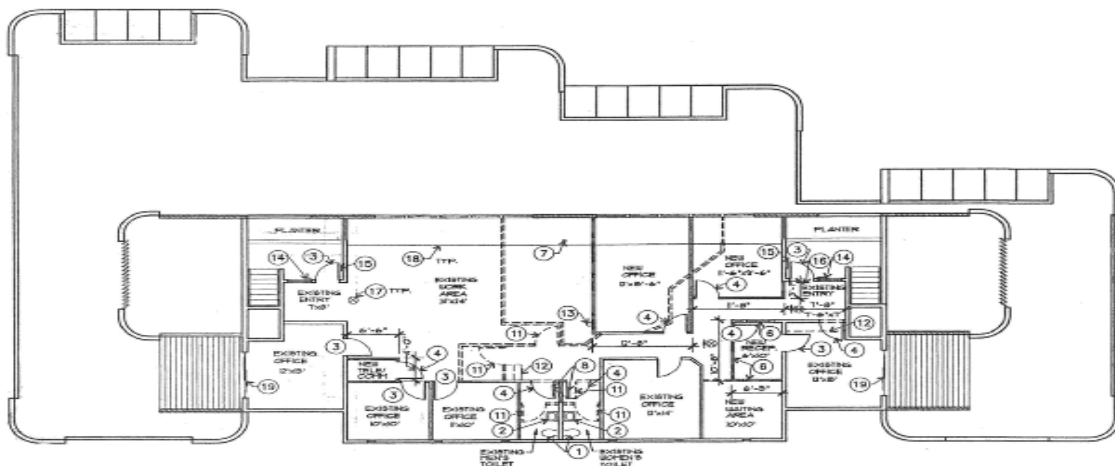
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FIRST FLOOR PLAN
2211 NORTH FINE

SCALE: 1/8" = 1'-0"

43

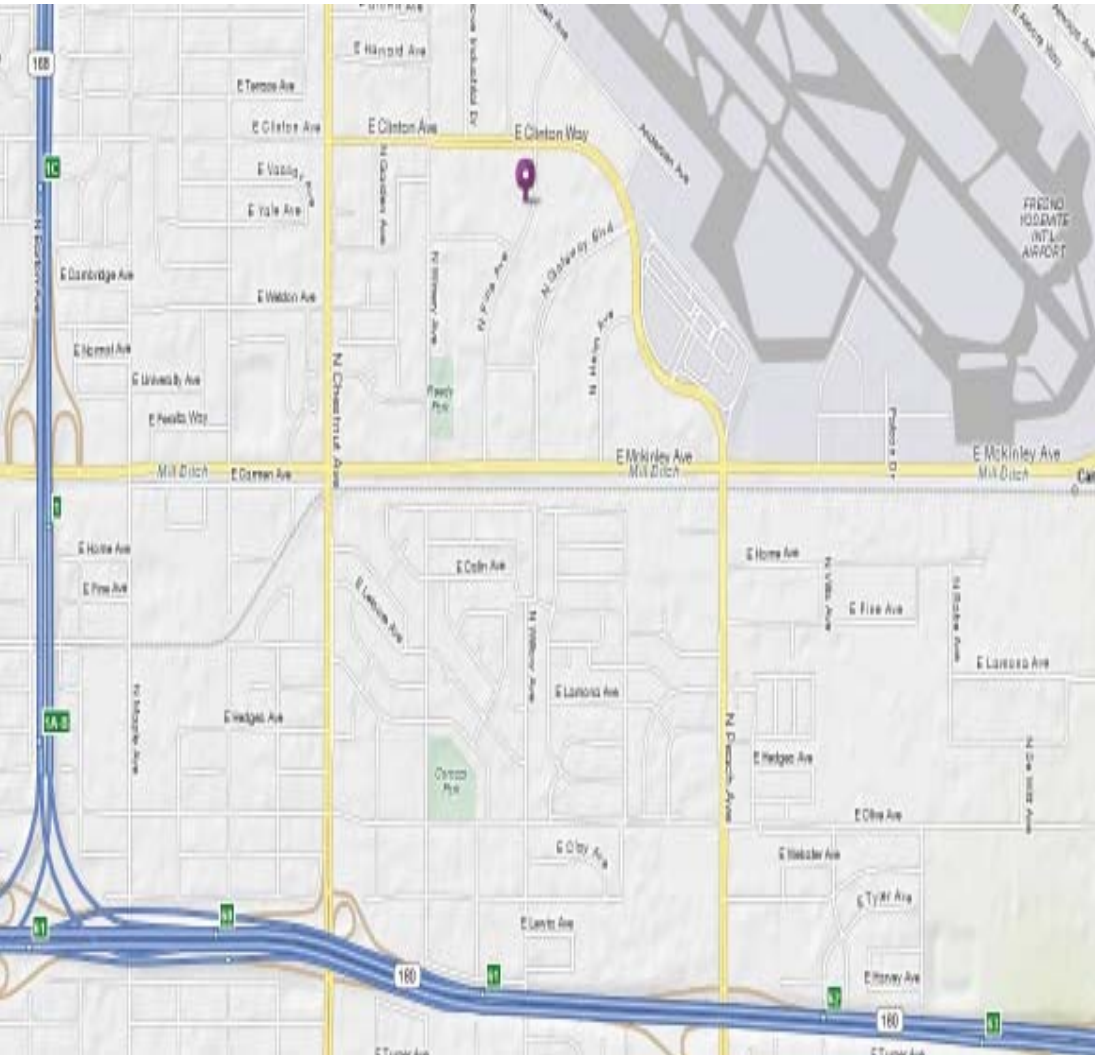


SECOND FLOOR PLAN
2211 NORTH FINE

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Contact Us

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Please contact us to see this property

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