

FOR SALE > OFFICE



# 1535 E. Indianapolis Avenue

FRESNO, CALIFORNIA



## *Old Figarden Area Building Fresno, California*

### Property Features

- > Small Approximately 1,995 SF Building, currently built-out for Office Use
- > Current Zoning calls for RS-4, but the property may qualify for a Zoning "Clean Up", which would be rezoned to CMX
- > Ideal for Owner/User
- > Near Freeway 41 On/Off Ramps
- > Approximately Eleven Parking Stalls, including Two Covered, Street Parking Available
- > Potential Opportunity for Building Expansion or a New Building
- > Wrought Iron Fencing



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## Property Summary

Location:	On Indianapolis Avenue, just west of Blackstone Avenue and near the Old Figarden Community.
Size:	Approximately 1,995 SF
Acres:	Approximately 0.41 acres
Zoning:	Current Zoning calls for RS-4, but the property may qualify for a Zoning "Clean Up", which would be rezoned to CMX. Call Broker for details.
APN:	426-092-24
Year Built:	1980
Price:	\$299,000
Comments:	The property consists of one freestanding building, along with additional land that has the potential for future expansion.



