



SALE / LEASE

1142 Rose Ave

Selma, CA 93622

PRESENTED BY:

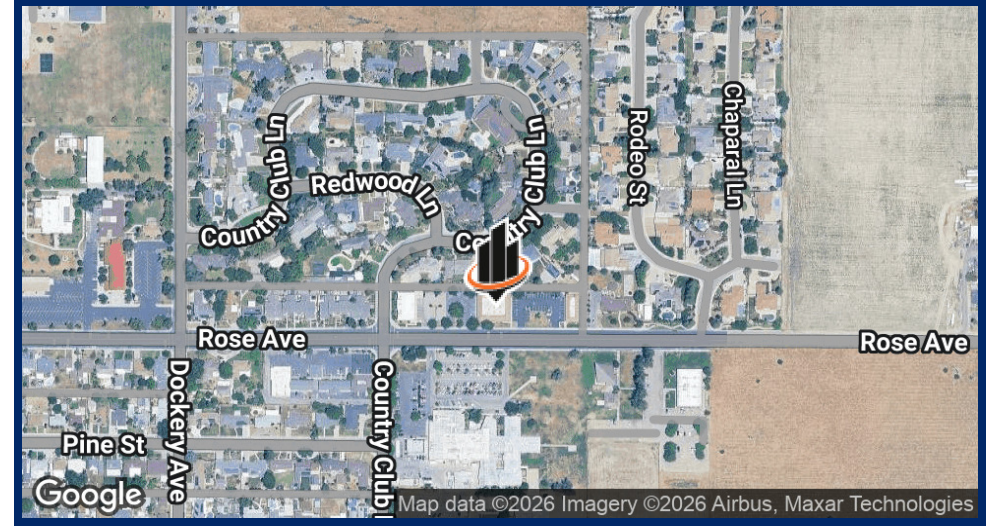
CAMERON GRAHAM

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CalDRE #01970844

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
PRICE/SF:	\$248.88
LEASE RATE:	\$1.40 SF/month (NNN)
AVAILABLE SF:	8,036 SF
LOT SIZE:	34,456 SF
BUILDING SIZE:	8,036 SF
PARKING STALLS:	48

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PROPERTY DESCRIPTION

1142 Rose Avenue is an 8,036 SF medical office building located in Selma, California. Constructed in 1995, the building is currently occupied and built out for medical use, including exam rooms and supporting clinical space. The property is offered for sale or lease and is well-suited for an owner-user seeking a medical or professional office building. The current occupant is expected to vacate in June 2026, providing a defined timeline for an owner-occupant or new tenant to plan occupancy. Zoned P-M-D, the property allows for a range of professional and commercial uses. The building is located within an established medical and professional area of Selma with convenient access to Highway 99 and surrounding retail and service amenities. 1142 Rose Avenue provides an opportunity to acquire or lease a well-maintained office/medical building with an existing medical buildout.

ADDITIONAL PHOTOS

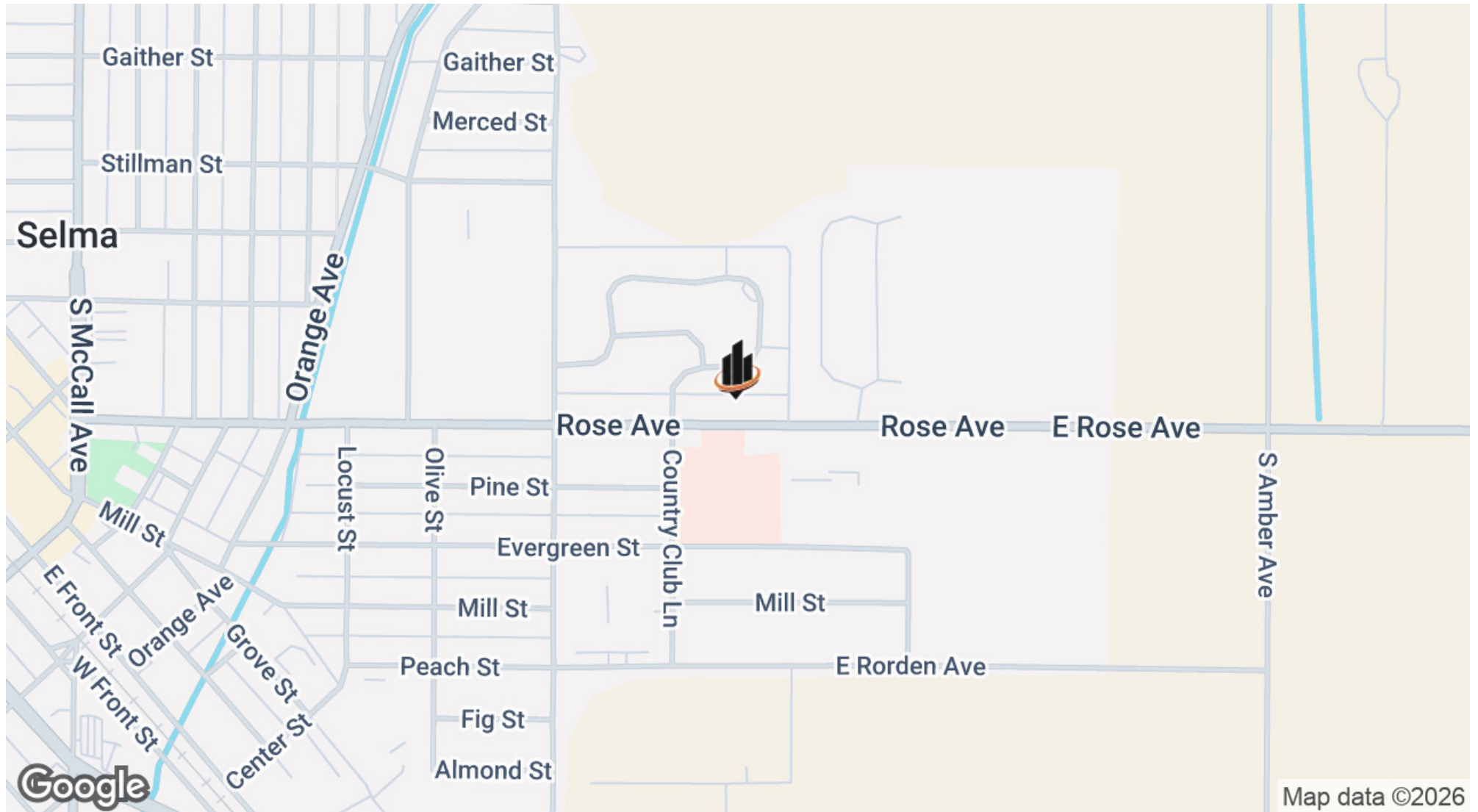


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1142 ROSE AVE | Selma, CA 93662

SVN | CLOVIS COMMERCIAL 3

LOCATION MAP



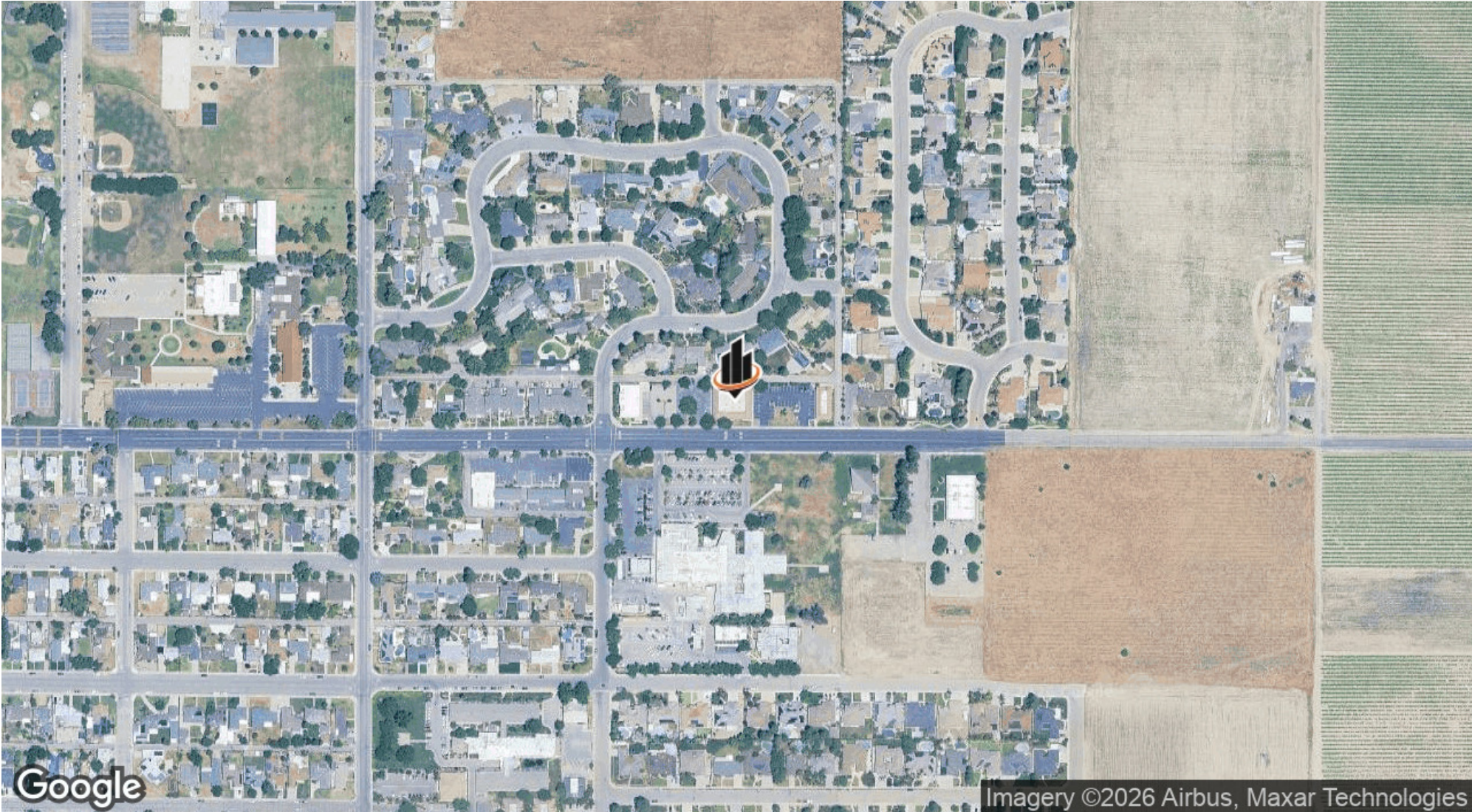
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AERIAL MAP



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