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RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR SALE

OWNER CARRY RARE DOWNTOWN FRESNO OPPORTUNITY

OWNER CARRY -25,650 SF BUILDING WITH GATED PARKING

922 VAN NESS AVENUE | FRESNO, CA 93721



PRESENTED BY:

KIRK ATAMIAN

Commercial Specialist

559.246.0000

CalDRE #02127378

BEAU MIRACLE

559.930.4044

922 VAN NESS AVE

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PROPERTY DESCRIPTION

A rare opportunity in the heart of Fresno, this ±25,650 square foot freestanding building includes a secured, gated parking garage—an amenity that is extremely limited in the downtown market and a key driver of value. The property is currently occupied and operating as a retail pawn shop, providing immediate in-place income, while the building's high ceilings, open floor areas, and solid construction allow for a wide range of repositioning or redevelopment options. Passive income from the parking garage is expected to offset a significant portion of the monthly mortgage, with additional revenue generated from the ground-floor retail space and a well-appointed upstairs loft featuring two bedrooms, two baths, and in-unit laundry, creating a true income-producing asset from day one. The loft also offers flexibility for live-work use, executive office, creative studio, or on-site management. Seller financing is available with the owner carrying approximately \$1.4 million at a fixed 5.2% interest rate through 2045, offering attractive leverage in today's market. This property is well suited for retail, office, showroom, entertainment, or mixed-use redevelopment,

OFFERING SUMMARY

Sale Price:	\$2,899,000
Lot Size:	26,250 SF
Building Size:	25,560 SF

HIGHLIGHTS

- ±25,650 SF total building size
- Owner carry(see description)
- Private, gated parking garage
- Upstairs loft with 2 bedrooms 2 baths and laundry
- Currently retail use - adaptable to multiple uses
- Exceptional long-term value and repositioning potential
- Rare parking control in the downtown core
- Zone:Downtown Core DTC
- Prime Downtown Fresno location



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ADDITIONAL PHOTOS

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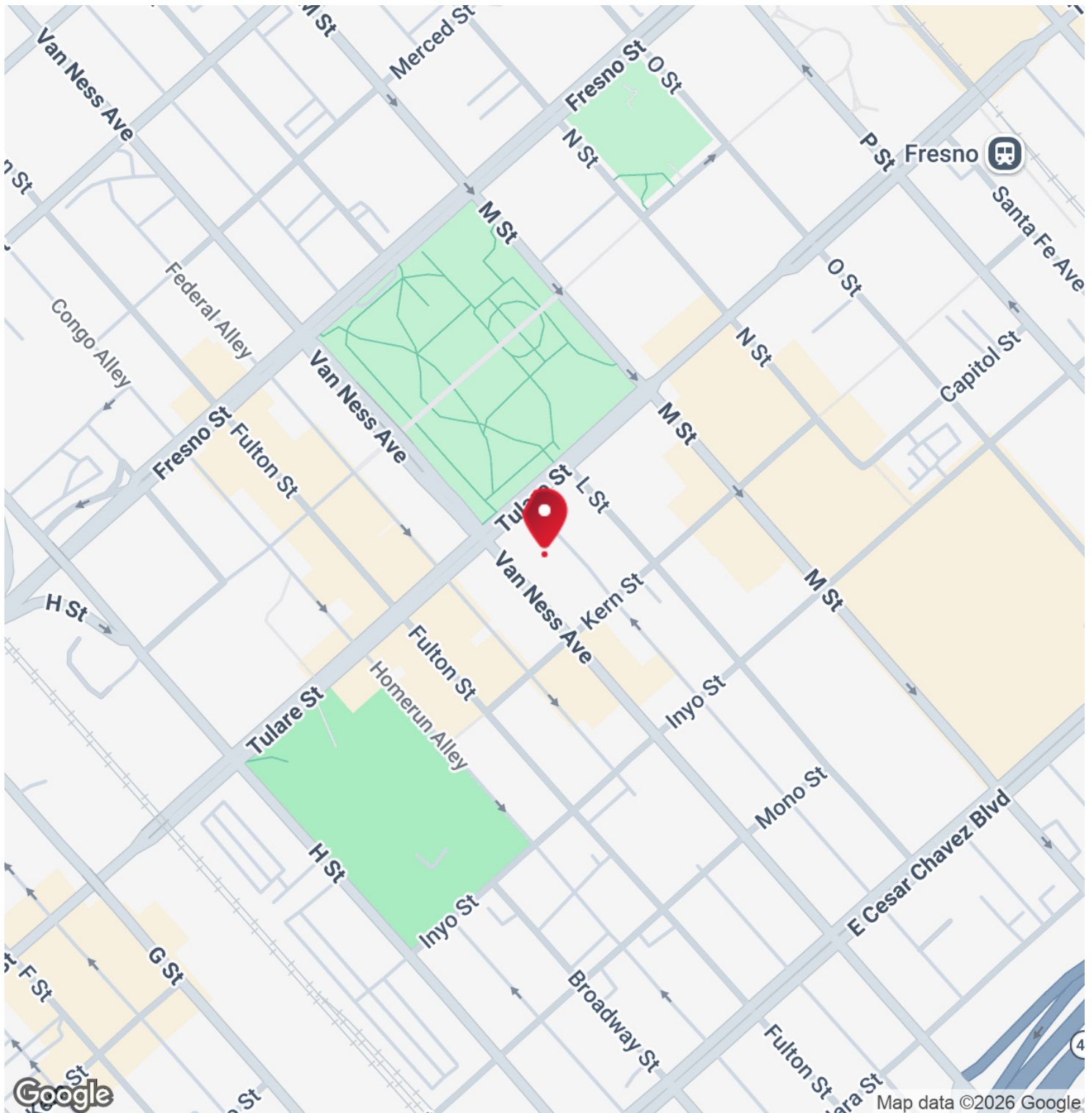
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LOCATION MAP

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Map data ©2026 Google



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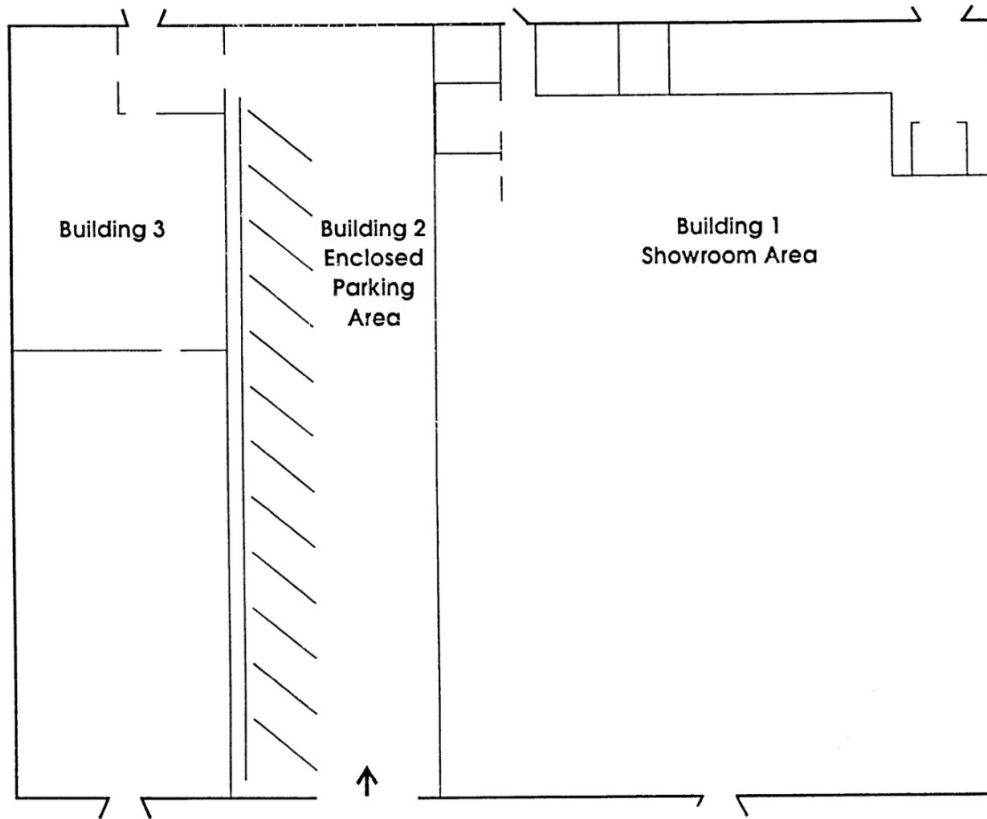
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922 VanNess Floorplan



Building Square Footage Summary

	Main Floor	Mezzanine	Basement	Total
Building #1	15,000 sf	3,500 sf	15,000 sf	33,500 sf
Building #2	5,625 sf			5,625 sf
Building #3	5,625 sf	1,500 sf	3,375 sf	10,500 sf
Combined	26,250 sf	5,000 sf	18,375 sf	49,625 sf

- Building #1 and #2 is used as a secure parking area.
- Building #3 Mezzanine is a 2-bedroom/2 bath loft.

Square footage is approximate.



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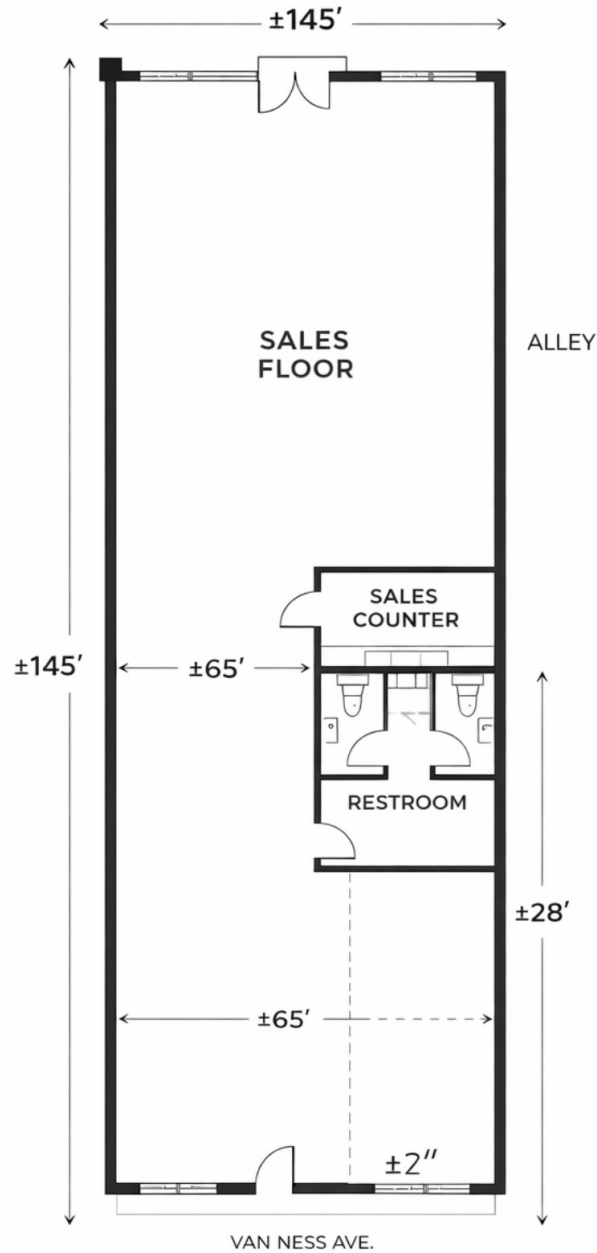
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FLOOR PLAN



Not to scale



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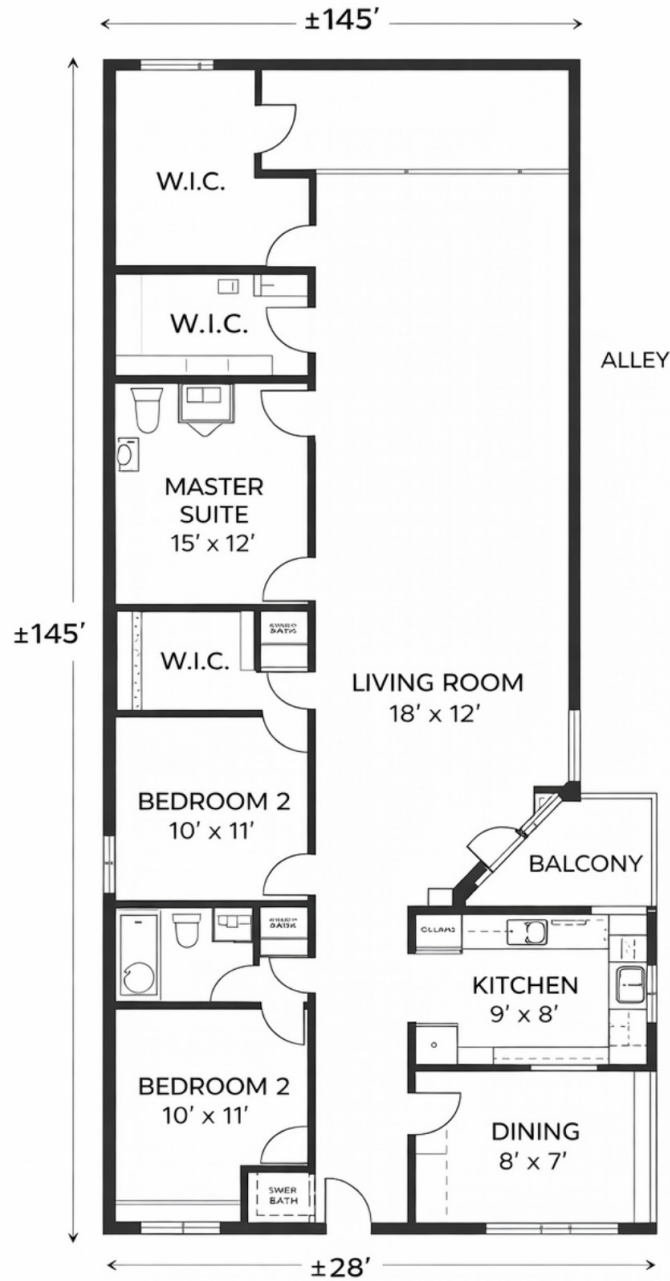
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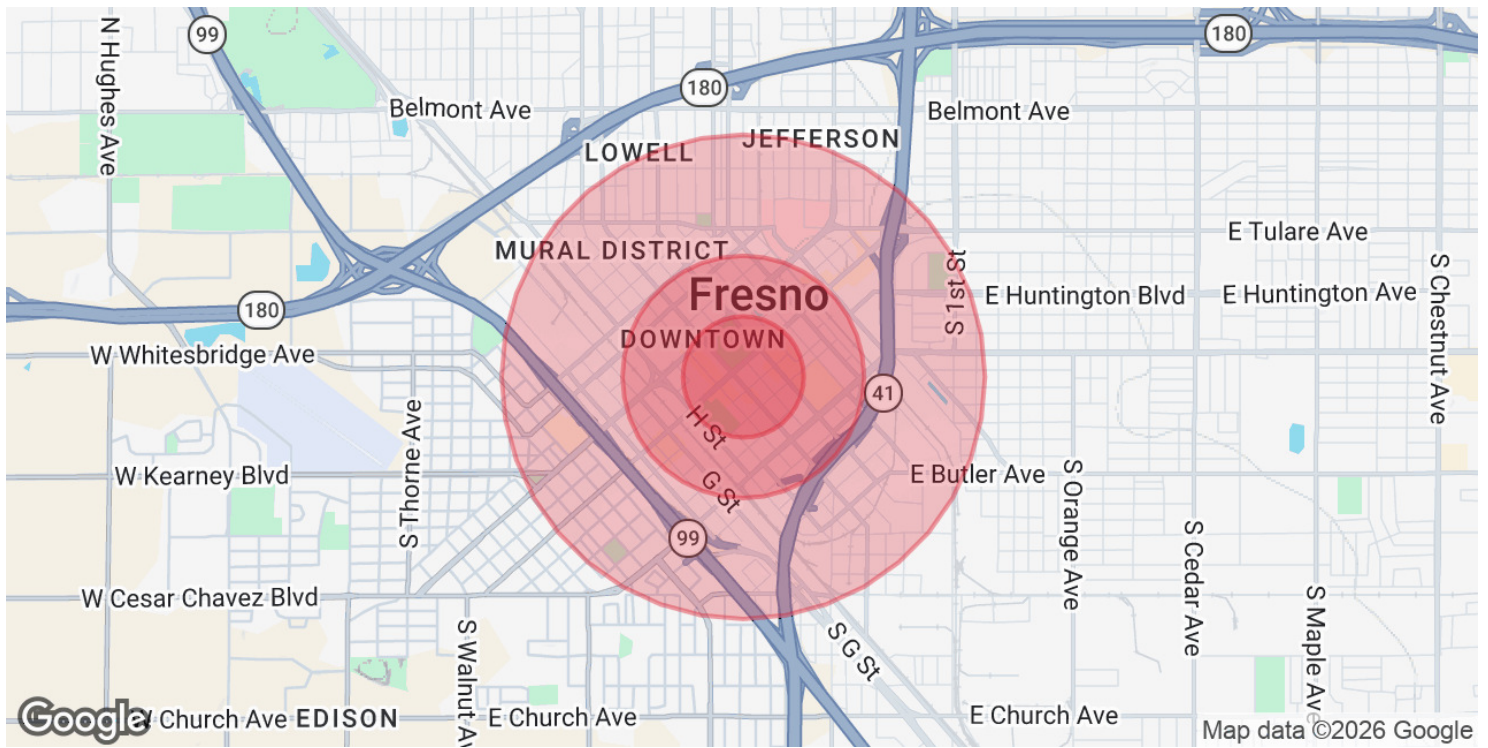
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,578	4,143	16,340
Average Age	36.3	35.5	33.1
Average Age (Male)	35.8	35.4	32.5
Average Age (Female)	42.8	39.4	34.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	452	1,166	4,844
# of Persons per HH	3.5	3.6	3.4
Average HH Income	\$44,560	\$45,555	\$47,323
Average House Value	\$400	\$164,360	\$164,099

2023 American Community Survey (ACS)



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