

OFFICE/WAREHOUSE BUILDING | AVAILABLE FOR SALE

4330 EAST BELMONT AVENUE,  
FRESNO, CA 93725



4330 EAST BELMONT AVENUE  
**PROPERTY INFORMATION**

**PROPERTY DESCRIPTION**

This versatile office/warehouse property presents an excellent opportunity for both investors and owner-users. The building is divided into two units, offering flexible configurations to accommodate a variety of business types and operational needs. One unit is currently occupied by a month-to-month tenant, providing immediate rental income while maintaining flexibility for future occupancy or expansion.

Convenient on-site parking is available directly in front of the building as well as alley access, ensuring accessibility for employees and clients. Whether you're looking to expand your business, establish a new location, or add a flexible commercial asset to your investment portfolio, this property offers a combination of income potential, accessibility and adaptable space to meet your needs.

**PROPERTY INFORMATION**

<b>TENANCY</b>	Multiple
<b>BUILDING SIZE</b>	Approximately 4,848± SF
<b>LAND AREA</b>	0.12± AC (5,250± SF)
<b>YEAR BUILT</b>	1952
<b>ZONING</b>	NMX ( <i>Neighborhood Mixed-Use- City of Fresno</i> )
<b>PURCHASE PRICE</b>	\$395,000

**4330 BELMONT UNIT INFORMATION**

<b>TYPE</b>	Office/Warehouse
<b>SIZE</b>	3,048± SF
<b>ROLL-UP DOORS</b>	(1) 10' x 10' (1) 12' x 14'
<b>TENANT</b>	Vacant
<b>SPACE DESCRIPTION</b>	Two Open Office Areas, One Restroom, and the Remainder Warehouse Space
<b>COMMENTS</b>	2 Reznor-Type Heaters and 1 Swamp Cooler Servicing the Unit

**4332 BELMONT UNIT INFORMATION**

<b>TYPE</b>	Office/Production Area
<b>SIZE</b>	1,800± SF
<b>TENANT</b>	Barby's Boutique ( <i>Month-to-Month</i> ) Tenant Pays \$1,300/Month + \$50 CAM
<b>DESCRIPTION</b>	Two Open Office Areas and a Restroom
<b>COMMENTS</b>	1 Reznor-Type Heater and 1 Swamp Cooler Servicing the Unit

MCKINLEY AVENUE

4330 EAST BELMONT AVENUE  
**PROPERTY LOCATION**

168

CEDAR AVENUE

OLIVE AVENUE

180

180



MAPLE AVENUE

BELMONT AVENUE

4330 EAST BELMONT AVENUE

# CONTACT

*Exclusively Offered By*

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