

Multi-Family Apartment Building for Sale Madera

108 N Q St Madera, CA 93637, USA

108 N Q ST, MADERA, CA 93637

FOR MORE INFORMATION PLEASE CONTACT

Kirk Atamian DRE #02127378

☎ 559.246.0000

✉ kirk@ckss.com

Madera- 501 North E #C, Madera CA 93638

Fresno- 8050 N Palm #300, Fresno CA 93711

Visalia- 4840 E Mineral King Ave #214, Visalia CA 93292

108 N Q St Madera, CA 93637, USA

KA
KIRK ATAMIAN

RE/MAX
COMMERCIAL

Multi-Family Apartment Building for Sale Madera

108 N Q St Madera, CA 93637, USA

TABLE OF CONTENT

OFFERING SUMMARY 3

PROPERTY FEATURES 4

PROPERTY SNAPS 5

EXCLUSIVELY PRESENTED 6

FOR MORE INFORMATION
PLEASE CONTACT

Kirk Atamian

📞 559-246-0000

✉ kirk@ckss.com

🌐 www.ckss.com

KA
KIRK ATAMIAN

RE/MAX
COMMERCIAL®

OFFERING SUMMARY

PROPERTY DESCRIPTION

108 N Q St presents an established multifamily investment opportunity in central Madera. Built in 1968, the two-story property contains approximately 2,784 square feet of building area on a roughly 7,405-square-foot lot and is identified by county records as a multifamily property.

The property is situated within R3 residential zoning, which supports higher-density residential uses and complements the property's existing multifamily character. Its central Madera location provides convenient access to nearby schools, shopping, services, employment areas, and major transportation routes, making it well positioned for residential rental demand.

Recent property improvements include roofing work documented by the City of Madera in 2024 and 2025, while city permit records also show an HVAC change-out completed in 2019. These improvements add to the appeal of an established income-producing residential asset.

With its multifamily use, central location, R3 zoning, and established building improvements, 108 N Q St offers an attractive opportunity for investors seeking a residential income property in the Madera market.



Offering Summary

Sale Price:	\$ 799, 000
Lot Size:	±7,493 SF
Building Size:	±2,784 SF

Highlights

- APN: 010-062-004-000
- Central Madera Investment Opportunity
- R3 Zoning
- 6-unit multifamily investment property
- Recent Roof Improvements
- 400-Amp Electrical Service
- Strong walkability supports tenant demand and turnover
- West Madera neighborhood, near downtown
- School district: James Madison Elementary & Madera High

PROPERTY FEATURES

- » **R3 residential zoning:** Intended to accommodate residential development at varying densities
- » **Established multifamily investment property in central Madera;** County-derived records classify it as a 5+ unit multifamily property.
- » **Apartment / multifamily use;** 1- and 2-bedroom apartment configurations, currently advertised for the property
- » **Recent roofing improvements:** Including completed roof permits in 2024 and 2025.
- » **Opportunity Zone location:** Potential value-add/investment opportunity, subject to property condition and buyer due diligence
- » **Upgraded electrical service:** With a completed 400-amp service panel change-out documented in 2019
- » **Central Madera location:** With nearby schools and established residential neighborhoods
- » **HVAC improvement:** Including a 2-ton, 14-SEER A/C change-out documented in 2019
- » **HVAC improvement:** Including a 2-ton, 14-SEER A/C change-out documented in 2019



PROPERTY SNAPS



Multi-Family Apartment Building for Sale Madera

108 N Q St Madera, CA 93637, USA



FOR MORE INFORMATION
PLEASE CONTACT

Kirk Atamian

☎ 559-246-0000

✉ kirk@ckss.com

🌐 www.ckss.com

DRE #02127378

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains confidential and proprietary information and is intended solely for the recipient to whom it has been delivered by RE/MAX Success – Kirk Atamian. No part of this document may be reproduced, distributed, or disclosed to any third party without the prior written consent of RE/MAX Success – Kirk Atamian.

By accepting this Offering Memorandum, the recipient agrees to maintain the confidentiality of all information contained herein. If the recipient has no interest in the subject property, this document should be returned promptly to RE/MAX Success – Kirk Atamian.

The information contained herein has been obtained from sources believed to be reliable; however, it has not been independently verified. RE/MAX Success – Kirk Atamian makes no representations or warranties, express or implied, regarding the accuracy or completeness of the information provided, including but not limited to the property's financial performance, physical condition, environmental status, legal compliance, dimensions, or tenant information.

Prospective purchasers are responsible for conducting their own independent investigations and due diligence and shall rely solely upon their own findings. All costs associated with such investigations shall be borne by the prospective purchaser.

