



# Professional Office Space for Sale or Lease

4930 E. Ashlan Avenue  
Fresno, California

## OWNER/USER & INVESTMENT OPPORTUNITY

Well maintained commercial building located along  
E. Ashlan Avenue near Freeway 168

- ±43% occupied | Excellent opportunity for an owner/user looking to qualify for our SBA loan
- Building signage facing Ashlan Avenue
- Nearby many retail amenities including restaurants and shopping
- CC (Community Commercial) zoning
- Ample common parking
- Low rents = Upside potential

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# Property Summary

Address: 4930 E. Ashlan Avenue, Fresno, CA

Building Size: ±8,300 SF

Land Size: ±1.09 acres

Year Built: 2009

APN: 493-180-18

Sale Price: \$1,900,000

Available: Suite 103 - Approximately 4,700 SF

Lease Rate: \$1.75 PSF, per month, Modified Gross.  
Tenant to pay for its gas, electricity and janitorial service.

Tenant Improvements: Negotiable

## TENANT SUMMARY

Suite	Tenant	Size	Monthly Rent
101	G & H Hair Salon	1,800	\$2,500.00
103	Vacant	4,700	N/A
107	Creative Cakes & More	1,800	\$2,812.00

\*Modified Gross Leases

## FINANCIAL SUMMARY

Expenses (Actual 2025)	
Repairs	\$2,006
Utilities	\$11,719
Insurance	\$7,006
Cleaning & Maintenance	\$6,225
Taxes	\$23,672
Total Expenses	\$50,628

SUITE 103 PHOTOS



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FOR SALE OR LEASE

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Fresno, CA



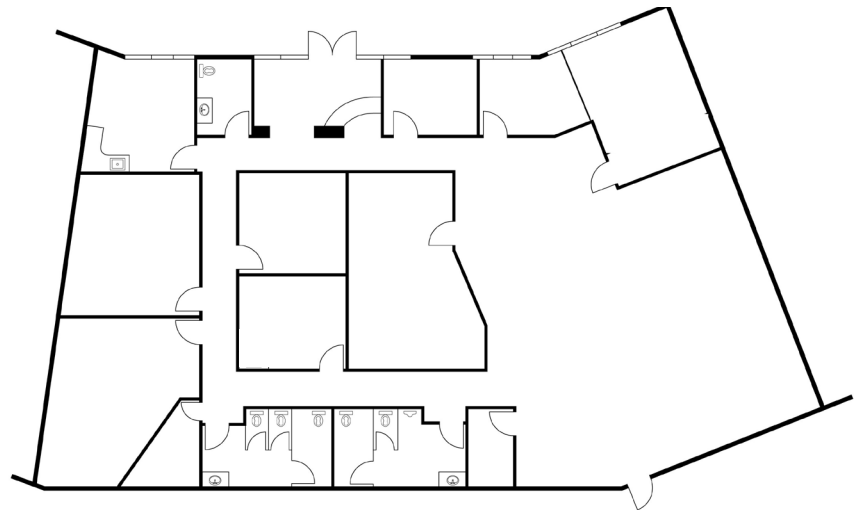
CONTACT US

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Floor Plan | Suite 103 - ±4,700 SF



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