



Each office independently owned and operated

RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR SALE

INDUSTRIAL PROPERTY

MADERA COMMERCIAL WAREHOUSE WITH YARD - 1732 YOSEMITE

1732 EAST YOSEMITE AVENUE | MADERA, CA 936378



PRESENTED BY:

KIRK ATAMIAN

Commercial Specialist

559.246.0000

CalDRE #02127378

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- ±1,500 SF office/shop building
- Approx. 2-acre fully fenced parcel
- Prime frontage on Highway 145 / Yosemite Avenue
- Two street entrances for easy access and circulation
- Reception area (4) private offices (2) restrooms Break room
- New 3-ton HVAC system
- New commercial flooring
- New LED interior and exterior lighting
- New plumbing fixtures
- Updated electrical switches and outlets
- Fresh interior and exterior paint
- New water well
- Septic tank pumped with risers installed
- Shop bay with 12x14 door

OFFERING SUMMARY

Sale Price:	\$729,000
Lot Size:	2 Acres
Building Size:	1,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	468	2,978
Total Population	30	1,928	12,020
Average HH Income	\$129,788	\$84,207	\$66,962

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PROPERTY DESCRIPTION



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Updated Office/Warehouse on 2 Acres | Highway 145 Frontage | Madera, CA Located at 1732 E Yosemite Avenue in Madera, California, this recently renovated $\pm 1,500$ SF office/shop property offers a rare combination of functional office space, secure yard area, and prime Highway 145 frontage. Situated on approximately 2 fully fenced acres with two separate street entrances off Yosemite Avenue, the property is ideal for contractors, owner-users, agricultural businesses, trucking operations, service companies, or businesses needing office space with outside storage and equipment parking. The building features a highly functional layout that includes a reception office area, four private offices, two restrooms, a break room, two storage closets, and a shop bay, creating a flexible setup for both office and operational use. Extensive property improvements were completed in April 2026, including a new water well, septic tank pumping with risers installed, new exterior and interior LED lighting, new electrical switches and outlets, new plumbing fixtures, a new 3-ton HVAC unit, fresh interior and exterior paint, new commercial flooring, and upgraded finishes throughout. The large fenced yard provides ample room for fleet vehicles, trailers, equipment, materials, or future expansion potential while the dual access points improve circulation and usability for larger vehicles and daily operations. With strong visibility along Highway 145/Yosemite Avenue and move-in ready improvements already completed, this property presents an excellent opportunity for businesses seeking a clean, upgraded commercial property with secure yard space in the growing Madera market.

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ADDITIONAL PHOTOS



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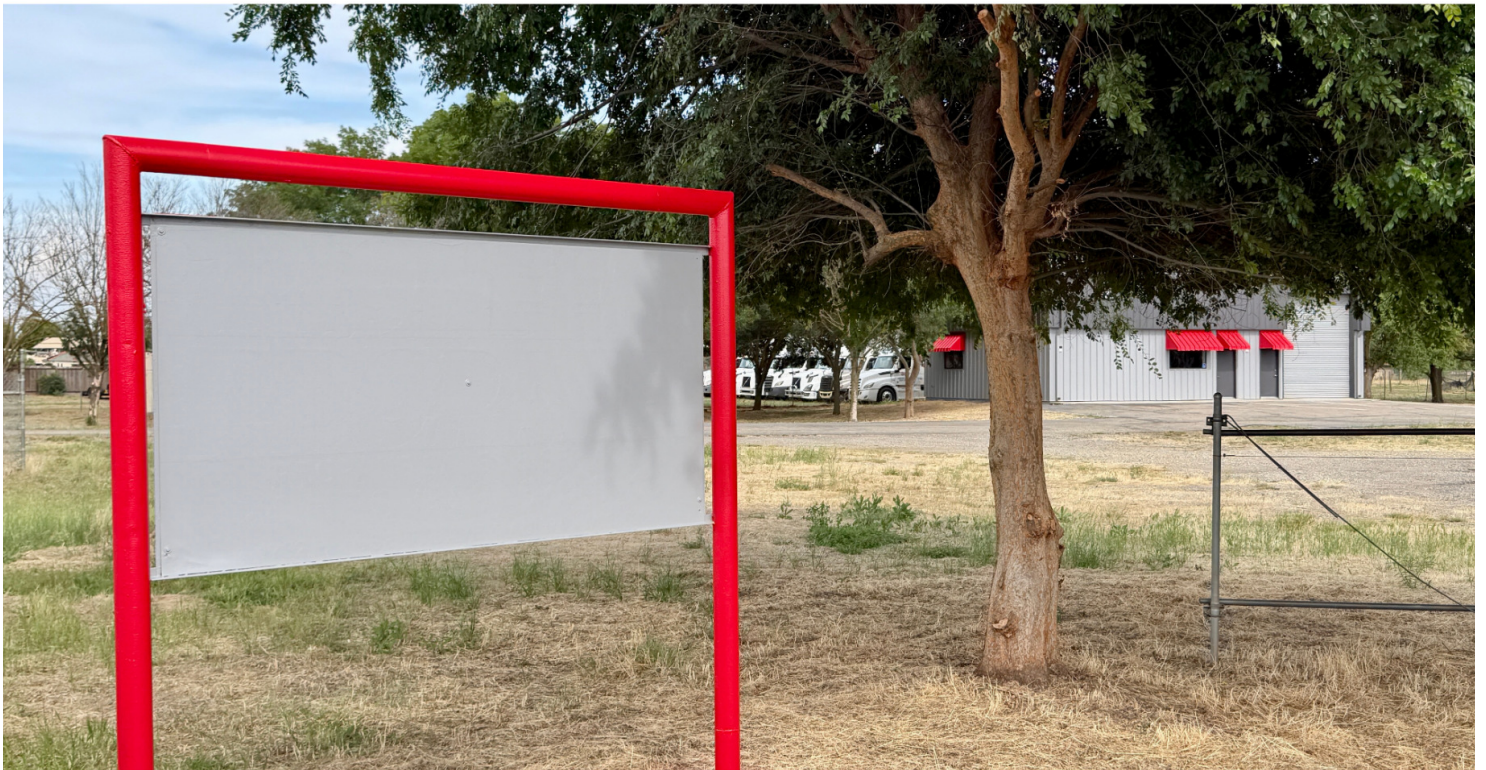
ADDITIONAL PHOTOS



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// 2 STREET SIGNS ON HIGHWAY 145



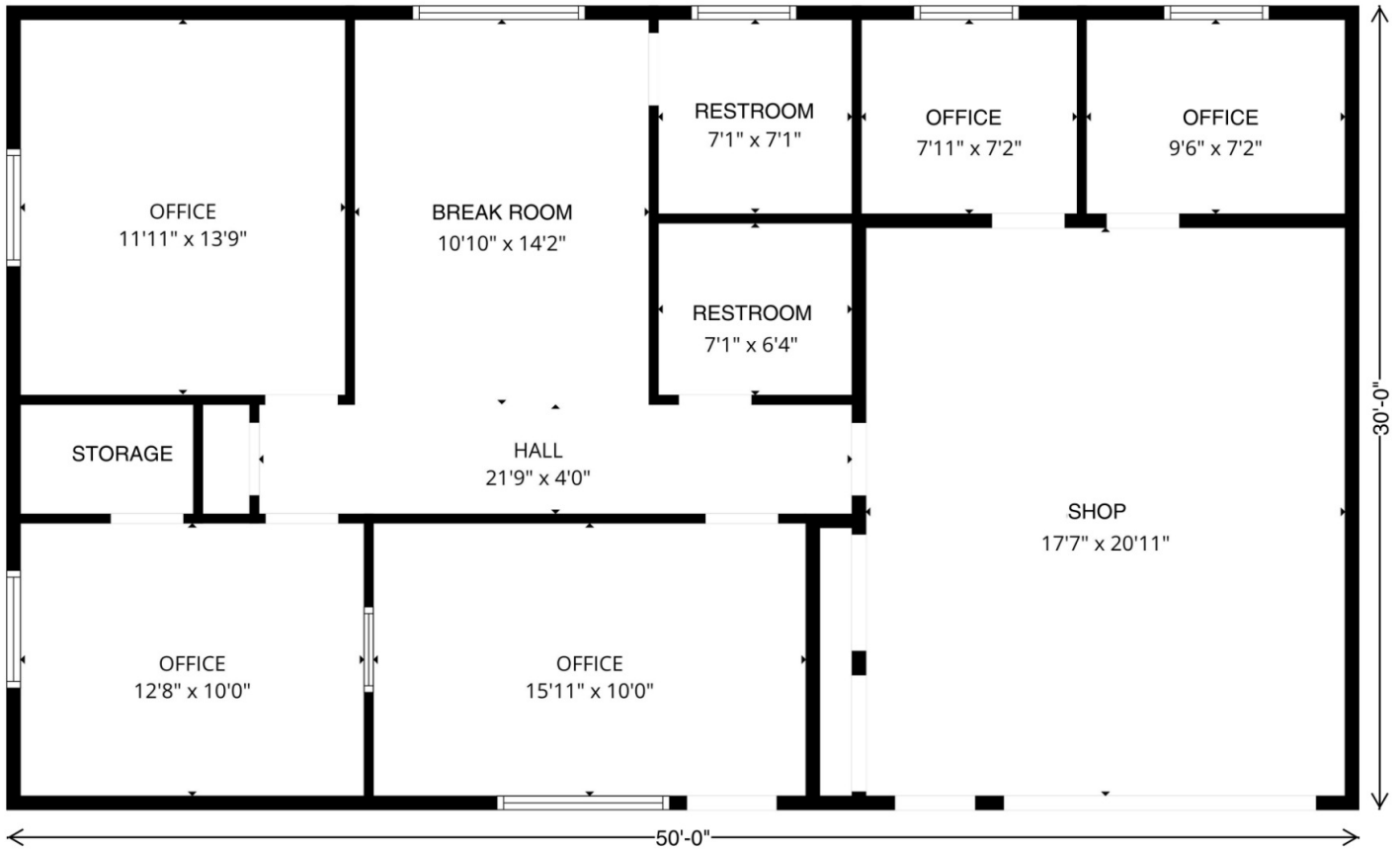
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FLOORPLAN

1732 E. YOSEMITE AVENUE
MADERA, CA 93638

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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AERIAL MAP

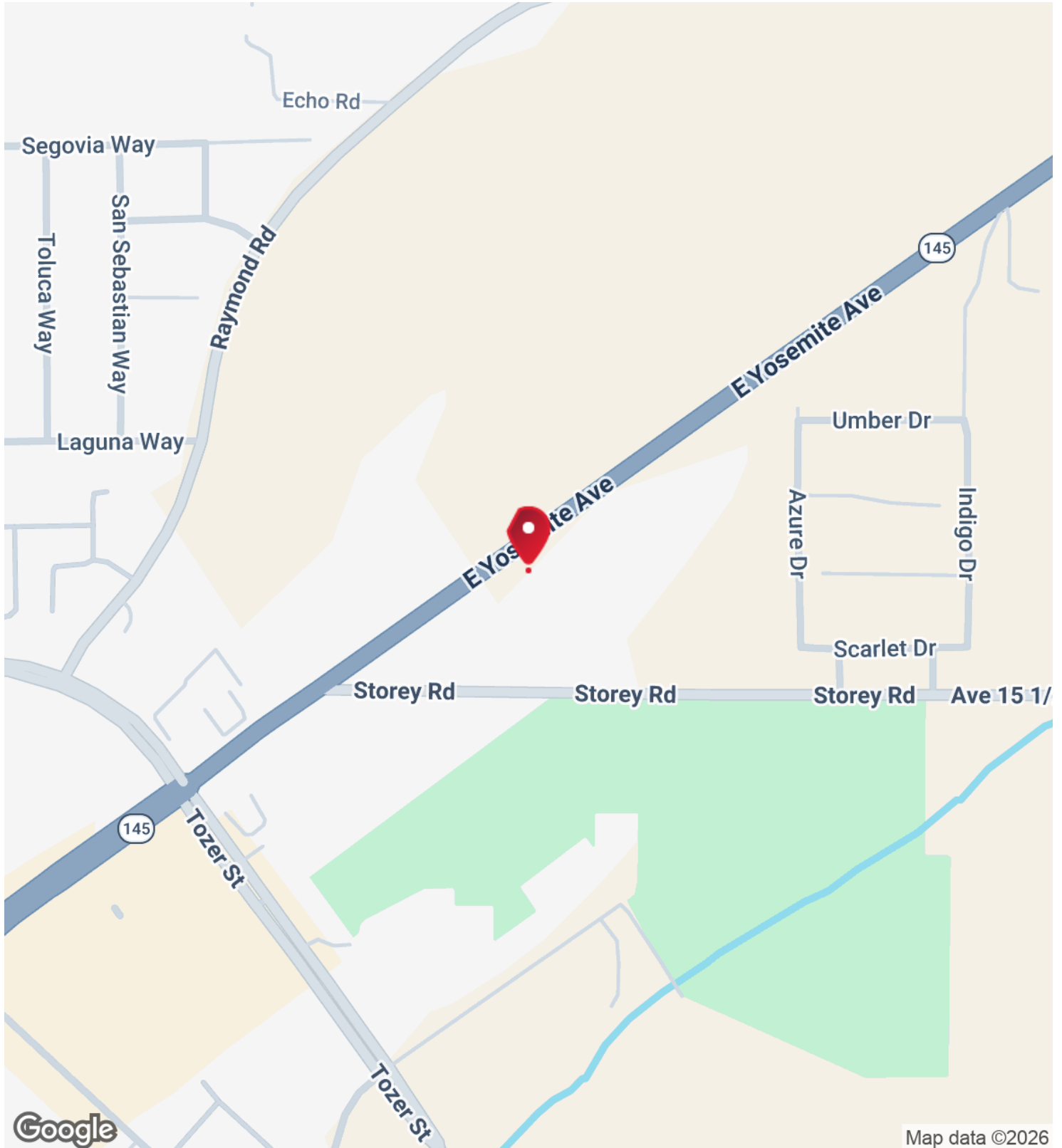


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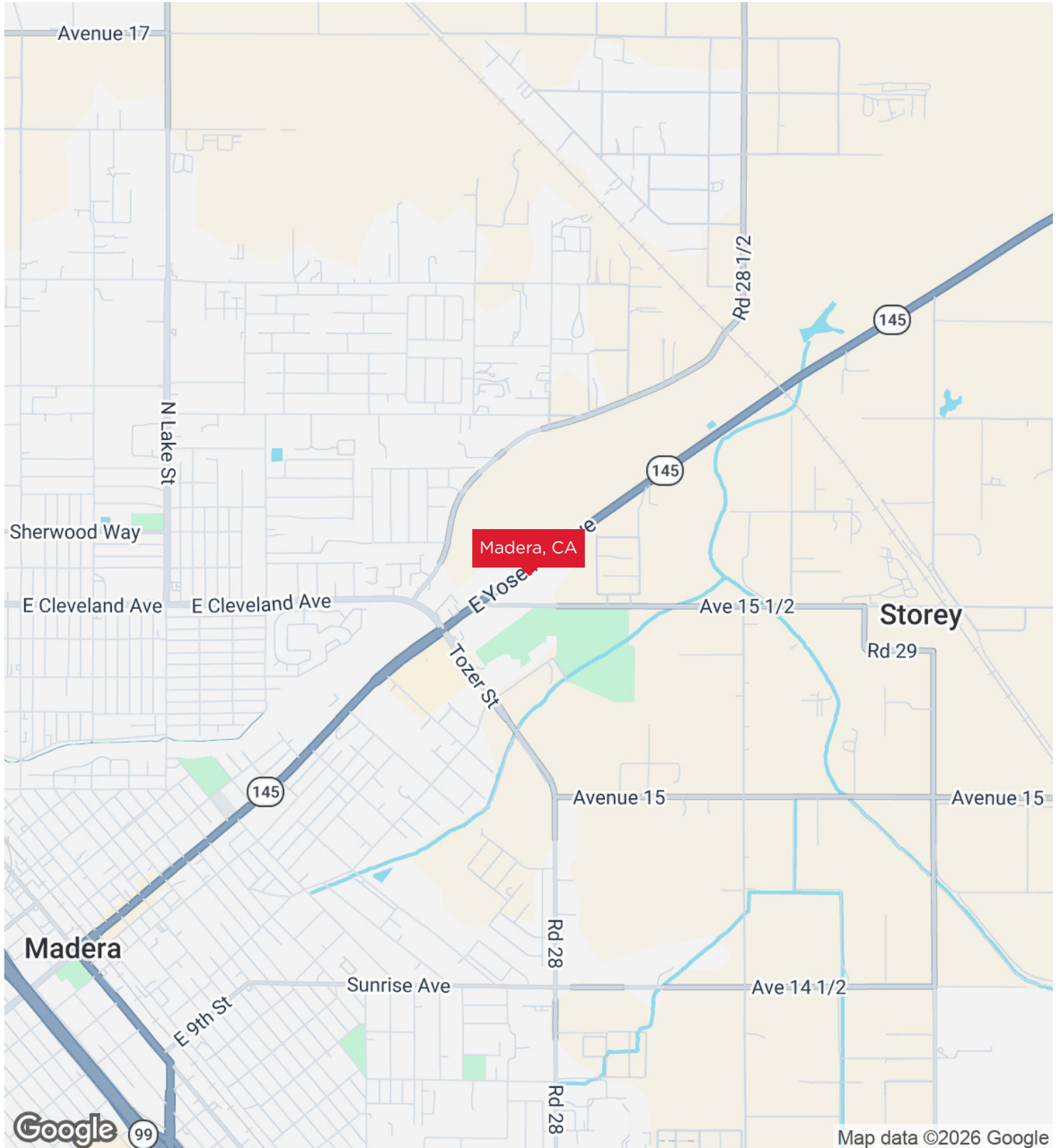
LOCATION MAP



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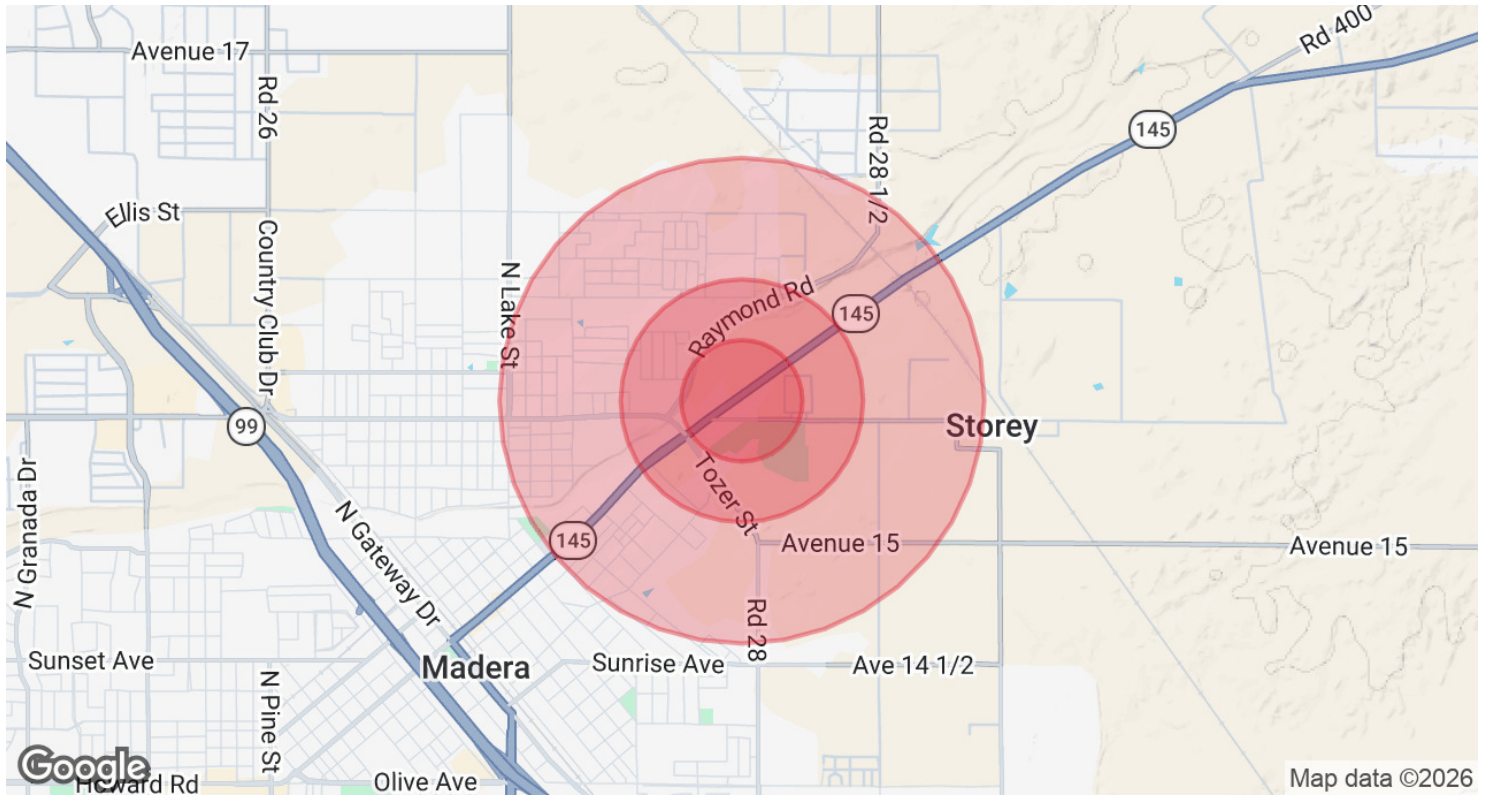
REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	30	1,928	12,020
Average Age	35.3	30.4	28.8
Average Age (Male)	32.8	27.7	29.9
Average Age (Female)	36.4	34.9	31.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	468	2,978
# of Persons per HH	5.0	4.1	4.0
Average HH Income	\$129,788	\$84,207	\$66,962
Average House Value	\$1,217,071	\$203,678	\$227,986

2023 American Community Survey (ACS)

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DISCLAIMER



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Commercial Specialist

kirk@ckss.com

Direct: **559.246.0000**

CalDRE #02127378

DISCLAIMER

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E. & O.E. — Errors and Omissions Excepted

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