

5046 E. Mono Fresno, CA 93727

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**RE/MAX GOLD**  
 COMMERCIAL

### PROPERTY DESCRIPTION

Newly constructed single-story office building comprised of four (4) individual suites, offering flexible leasing options for both small and larger users. Suites may be leased individually or combined for a larger contiguous footprint. Each suite is equipped with its own private restroom. Current availability ranges from a minimum of  $\pm 538$  square feet up to a maximum contiguous space of  $\pm 2,150$  square feet.

### LOCATION DESCRIPTION

Located just North of Kings Canyon Blvd. between Chestnut Ave. & Peach Ave. on SWC Mono St. & Adler Ave. with abundance of dedicated & street parking available. Close proximity to Freeway 180, restaurants and major shopping centers.

### SUMMARY

**Building SF:**  $\pm 2,150$

**Lease Rate:** \$1,000 per suite  
 \$3,500 for all 4 suites

**Space Available:**  $\pm 538$ -  
 $\pm 2,150$  sqft

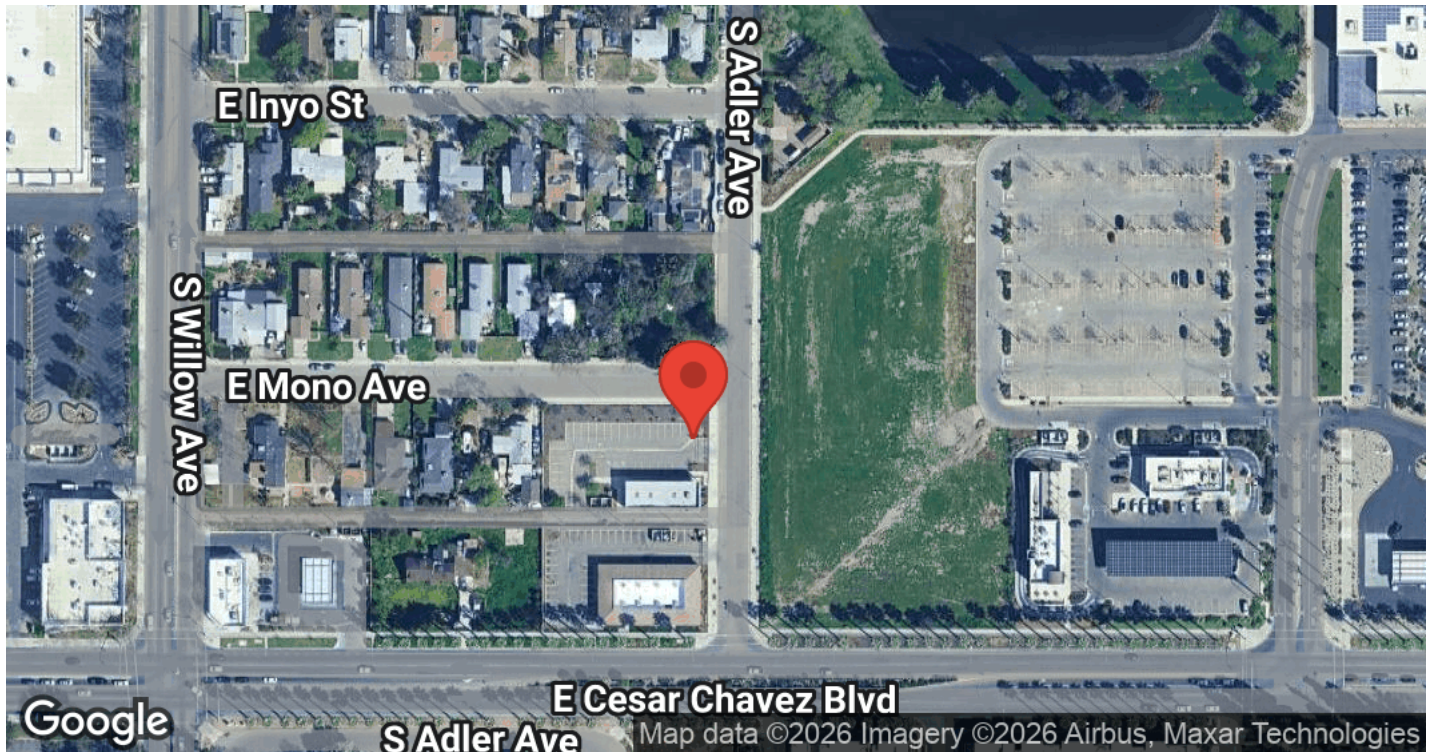
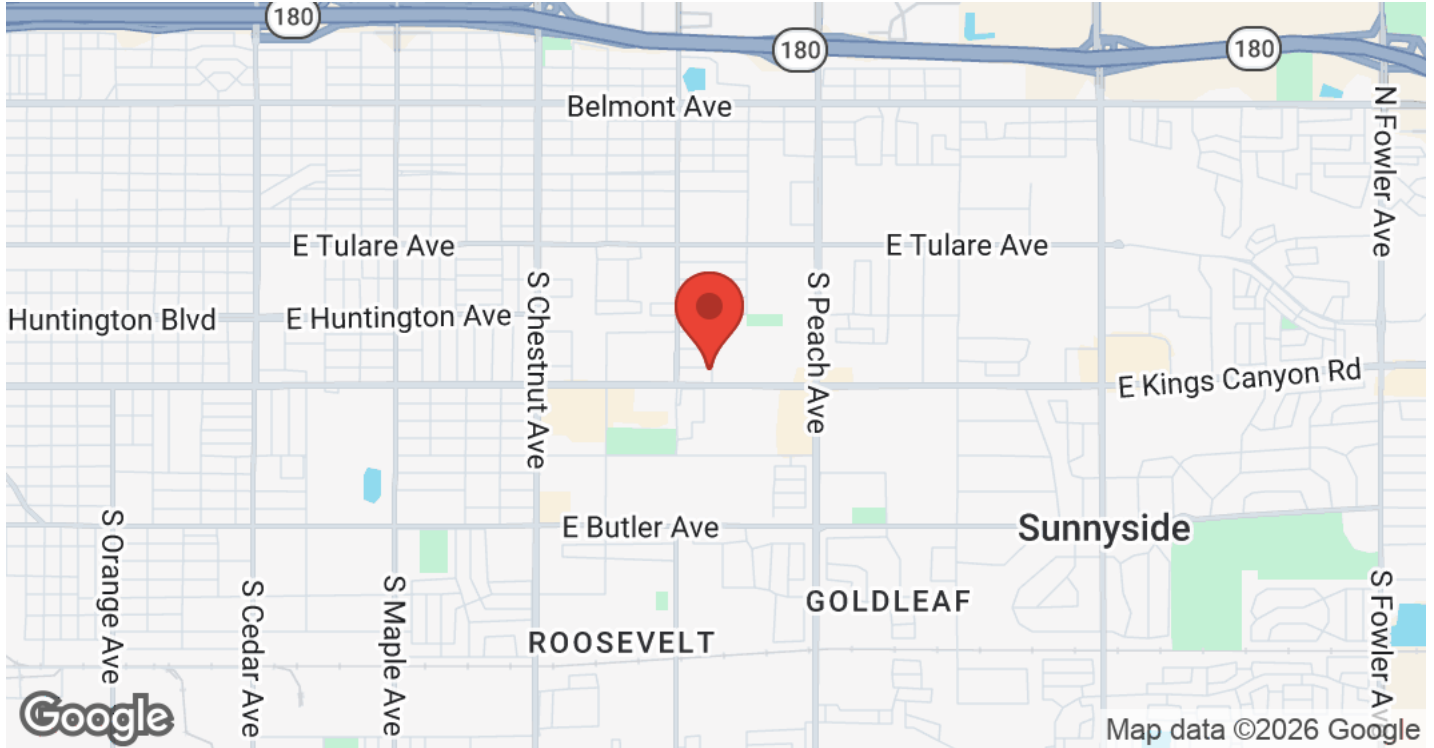
**Lot Size:**  $\pm 24,800$  SF

**Year Built:** 2020

**Zoning:** O - Office

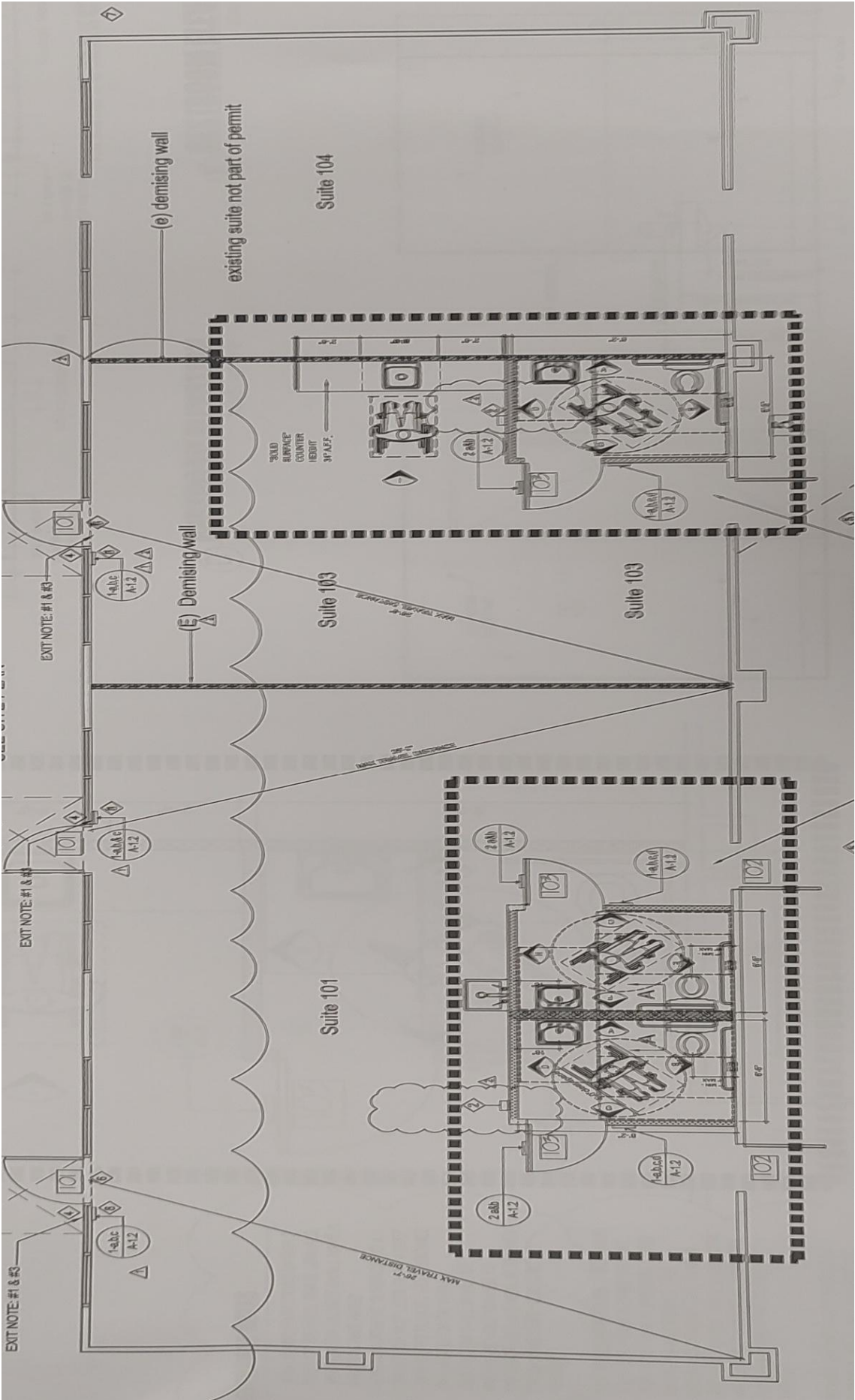
# NEWLY CONSTRUCTED OFFICE SPACE TO

5046 EAST MONO AVENUE, FRESNO, CA 93727



RE/MAX GOLD  
 Each office independently owned and operated

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# NEWLY CONSTRUCTED OFFICE SPACE TO

5046 EAST MONO AVENUE, FRESNO, CA 93727



Kings Canyon Middle School

Walmart Supercenter

United Health Centers - Fresno Minnewawa

Chase Bank

Subject Property

CVS

Greenberg Elementary School

Sunnyside High School