

AVAILABLE FOR SALE | GENERAL OFFICE CENTER

2804-2812 NORTH BLACKSTONE AVENUE, FRESNO, CA 93703



2804 NORTH BLACKSTONE AVENUE
PROPERTY INFORMATION

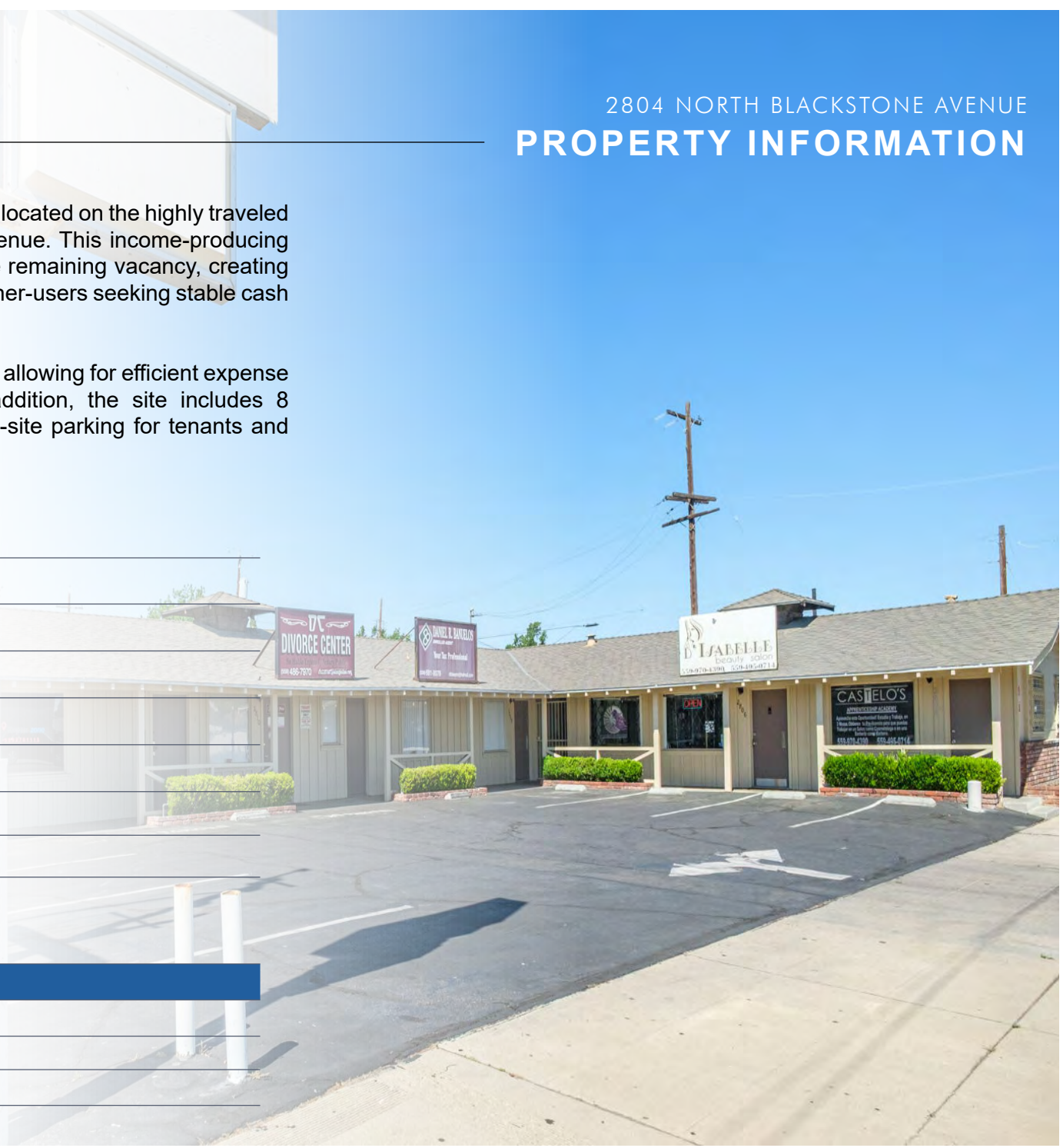
PROPERTY DESCRIPTION

Presenting a well-maintained commercial property located on the highly traveled Blackstone corridor at 2804 North Blackstone Avenue. This income-producing asset offers strong in-place tenancy with only one remaining vacancy, creating an attractive opportunity for both investors and owner-users seeking stable cash flow with upside potential.

The property features individually metered utilities, allowing for efficient expense management and simplified tenant billing. In addition, the site includes 8 dedicated parking stalls, providing convenient on-site parking for tenants and customers alike.

PROPERTY INFORMATION

TYPE	Office
ZONING	NMX
YEAR BUILT	1956
APN	445-103-19
LOT SIZE	8,100± SF
BUILDING SIZE	3,237± SF
ASKING RATE	\$525,000



TENANT RENT ROLL

UNIT	RENT/MONTH
UNIT 2804-2806	\$1,000/Month
UNIT 2808-2810	Vacant
UNIT 2812	\$1,000/Month



2804 NORTH BLACKSTONE AVENUE
PROPERTY LOCATION

REGAL MANCHESTER MALL

SHIELDS AVENUE

BLACKSTONE AVENUE



FRESNO STREET



PRINCETON AVENUE

2804 NORTH BLACKSTONE AVENUE

CONTACT

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