



FOR SALE

2491 W Shaw Ave

Fresno, CA 93711

PRESENTED BY:

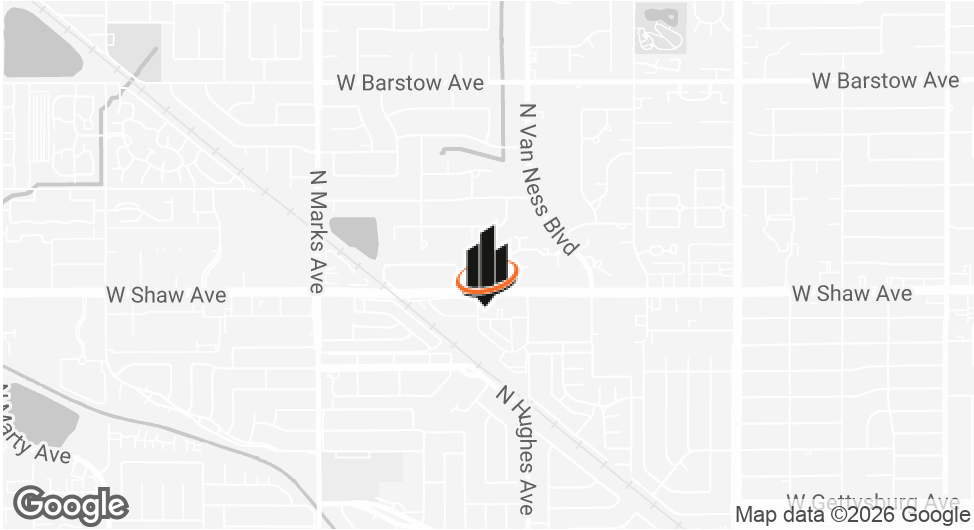
CAMERON GRAHAM

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CalDRE #01970844

PROPERTY SUMMARY



SALE PRICE	\$800,000
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OFFERING SUMMARY

BUILDING SIZE:	6,020 SF
PRICE / SF:	\$132.89
YEAR BUILT:	1979
ZONING:	CMX
APN:	424-580-13

PROPERTY OVERVIEW

Introducing a prime investment opportunity at 2491 W Shaw Ave, Fresno, CA, 93711. This meticulously maintained 6,020 SF building, constructed in 1979, houses 2 fully occupied units, presenting a seamless income stream. Zoned CMX, this property is ideally positioned for office or office building investors seeking a solid foothold in the thriving Fresno area. With 100% occupancy, this asset promises immediate returns and long-term potential. Take advantage of this turnkey opportunity to add a lucrative asset to your portfolio.

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ADDITIONAL PHOTOS

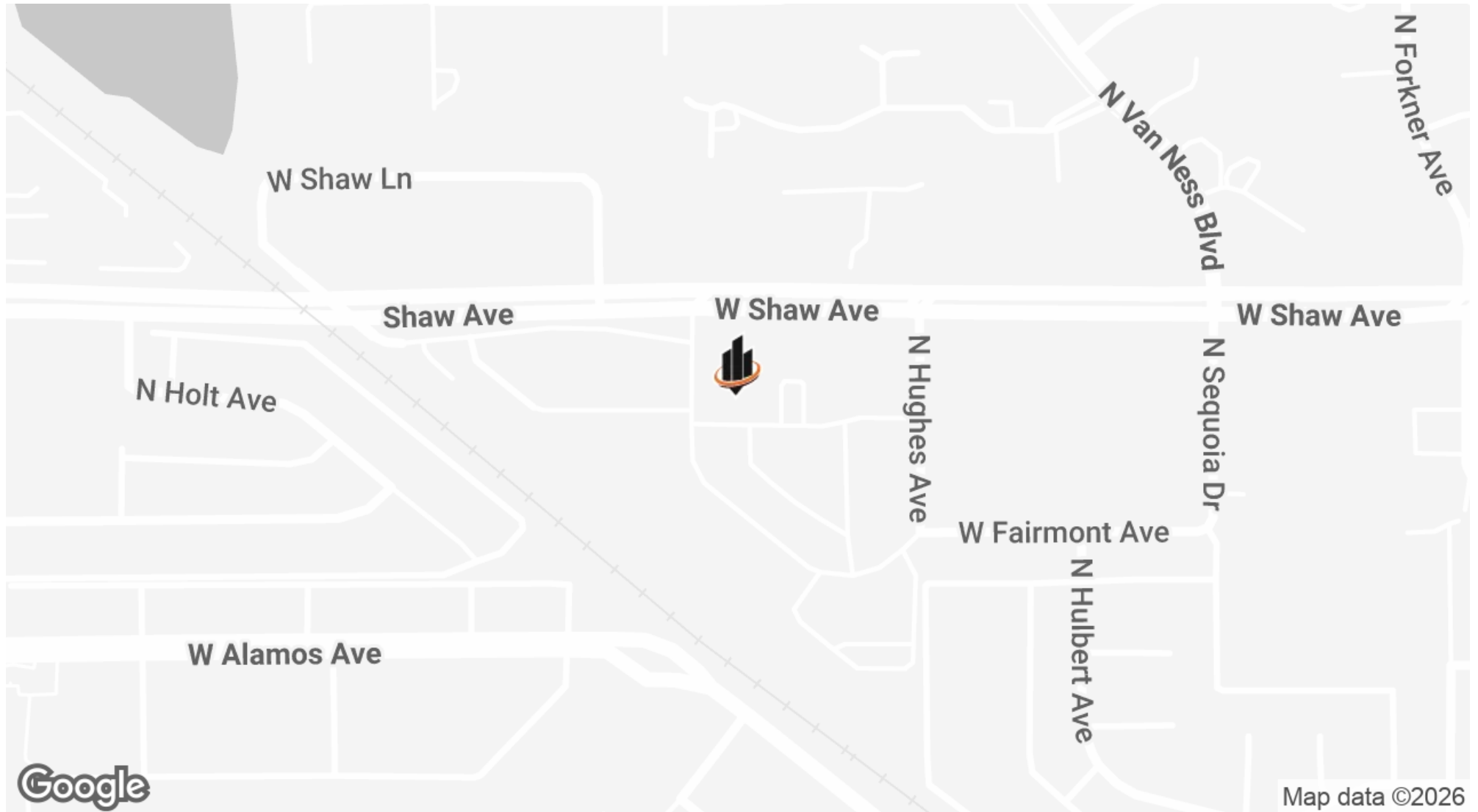


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2491 W SHAW AVE | 2491 W Shaw Ave Fresno, CA 93711

SVN | CLOVIS COMMERCIAL 3

LOCATION MAP



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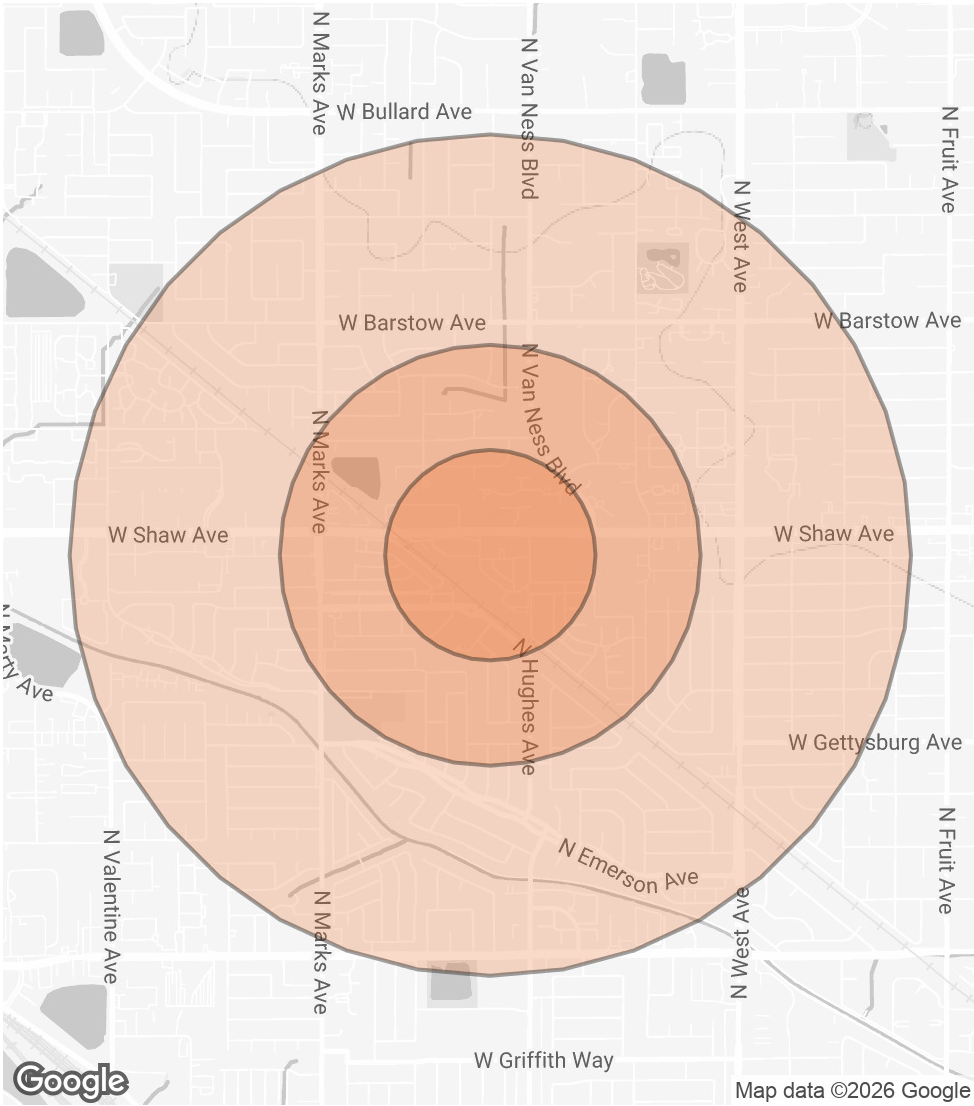
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,393	5,359	17,673
AVERAGE AGE	30.6	30.8	37.6
AVERAGE AGE (MALE)	28.2	28.7	36.8
AVERAGE AGE (FEMALE)	33.2	33.3	38.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	478	1,837	6,770
# OF PERSONS PER HH	2.9	2.9	2.6
AVERAGE HH INCOME	\$77,718	\$77,220	\$76,737
AVERAGE HOUSE VALUE	\$211,596	\$206,702	\$210,722

2020 American Community Survey (ACS)



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