

2921 N. Blackstone • Fresno, California

RENT FROM \$0.99/SF



AVAILABLE FOR LEASE/SALE

Remodeled & Updated

- Great Exposure to Blackstone
- Utilities + CAM costs
- Landlord can remodel to suit
- Subject to Tenant use, Term of Lease, & Rent
- Signage Available

Suites Available

2nd Floor - ± 440 SF - ± 1,140 SF - 2 suites

Price - \$335,000 (\$80/SF)

Pro Forma - 7% CAP



ROBERT ELLIS LEASING AND INVESTMENT, INC.

ROBERT ELLIS

PHONE: 559/228-8900

DRE LICENSE #00870649

MITCH WEIBERT

PHONE: 559/355-0841

DRE LICENSE #02198339

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711
rellis@reli1.com • mweibert@reli1.com • www.reli1.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.

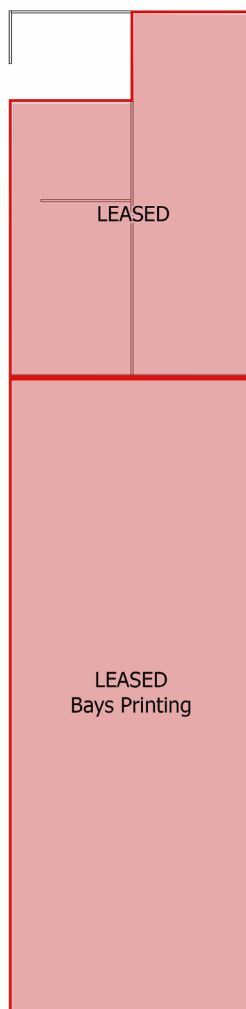
2921 N. Blackstone • Fresno, California



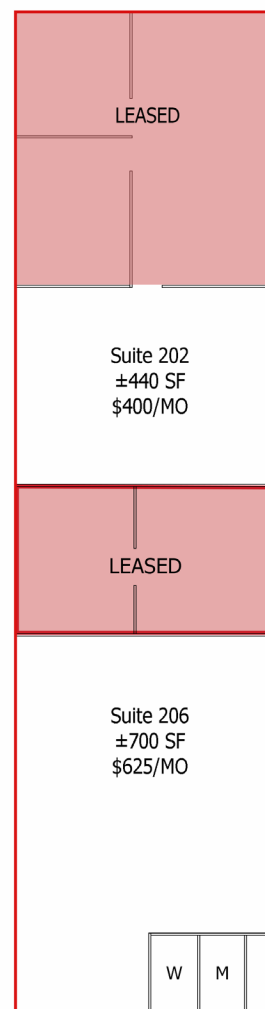
FLOOR PLAN



1st Floor -- $\pm 2,000$ SF



Entire 2nd Floor -- $\pm 2,200$ SF



ROBERT ELLIS LEASING AND INVESTMENT, INC.

ROBERT ELLIS
PHONE: 559/228-8900
DRE LICENSE #00870649

MITCH WEIBERT
PHONE: 559/355-0841
DRE LICENSE #02198339

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711
rellis@reli1.com • www.reli1.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.

2921 N. Blackstone • Fresno, California



PRO FORMA ANALYSIS

Rent + CAM: Estimated \$3,720.00 per month gross income.

**Estimated Annual
Gross Income:** \$44,640.00

**Recurring Annual
Expense:** \$20,908.43

Estimated NOI: \$23,731.57

Purchase Price: \$335,000.00

Proforma CAP: 7%



ROBERT ELLIS LEASING AND INVESTMENT, INC.

ROBERT ELLIS
PHONE: 559/228-8900
DRE LICENSE #00870649

MITCH WEIBERT
PHONE: 559/355-0841
DRE LICENSE #02198339

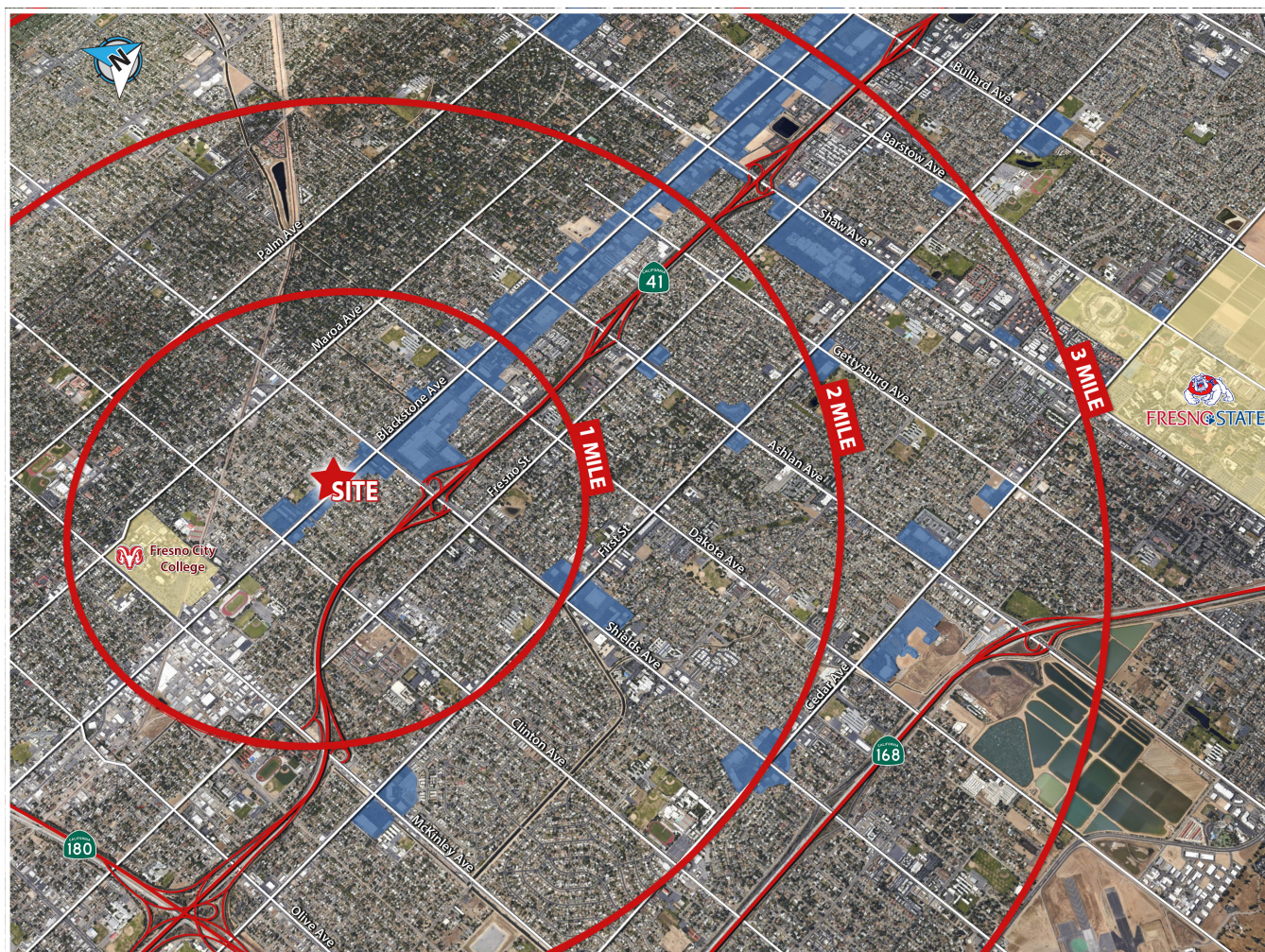
7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711
rellis@reli1.com • www.reli1.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.

2921 N. Blackstone • Fresno, California



LOCATION AERIAL



ROBERT ELLIS LEASING AND INVESTMENT, INC.

ROBERT ELLIS
PHONE: 559/228-8900
DRE LICENSE #00870649

MITCH WEIBERT
PHONE: 559/355-0841
DRE LICENSE #02198339

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711
rellis@reli1.com • www.reli1.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.