



Each office independently owned and operated

RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR SALE

OFFICE BUILDING

324 SOUTH GATEWAY DRIVE

324 SOUTH GATEWAY DRIVE | MADERA, CA 93637



PRESENTED BY:

KIRK ATAMIAN

Commercial Specialist

559.246.0000

CalDRE #02127378

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in the heart of Madera, this 3,024 SF office building presents an outstanding investment or owner-user opportunity. Originally built in 1959 and remodeled in 2025, the property blends classic character with modern improvements and is ready for immediate occupancy.. Positioned in an established commercial district, the building is ideal for professional, medical, legal, or financial office use. Its prime location, updated condition, and flexible layout offer long-term value in one of Madera’s most desirable business corridors. Whether you are expanding your portfolio or securing a strategic office location, this renovated property offers a rare opportunity to own a turnkey asset in a growing market.

PROPERTY HIGHLIGHTS

- Ideal for office, medical, and professional use
- Near government offices, healthcare, and retail amenities
- Located in a growing Central Valley market
- Suitable for investment or owner occupancy
- Strong regional access and business visibility

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OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	14,810 SF
Building Size:	3,024 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	186	1,027	5,679
Total Population	706	3,745	21,366
Average HH Income	\$55,569	\$56,975	\$83,727

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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P. 4

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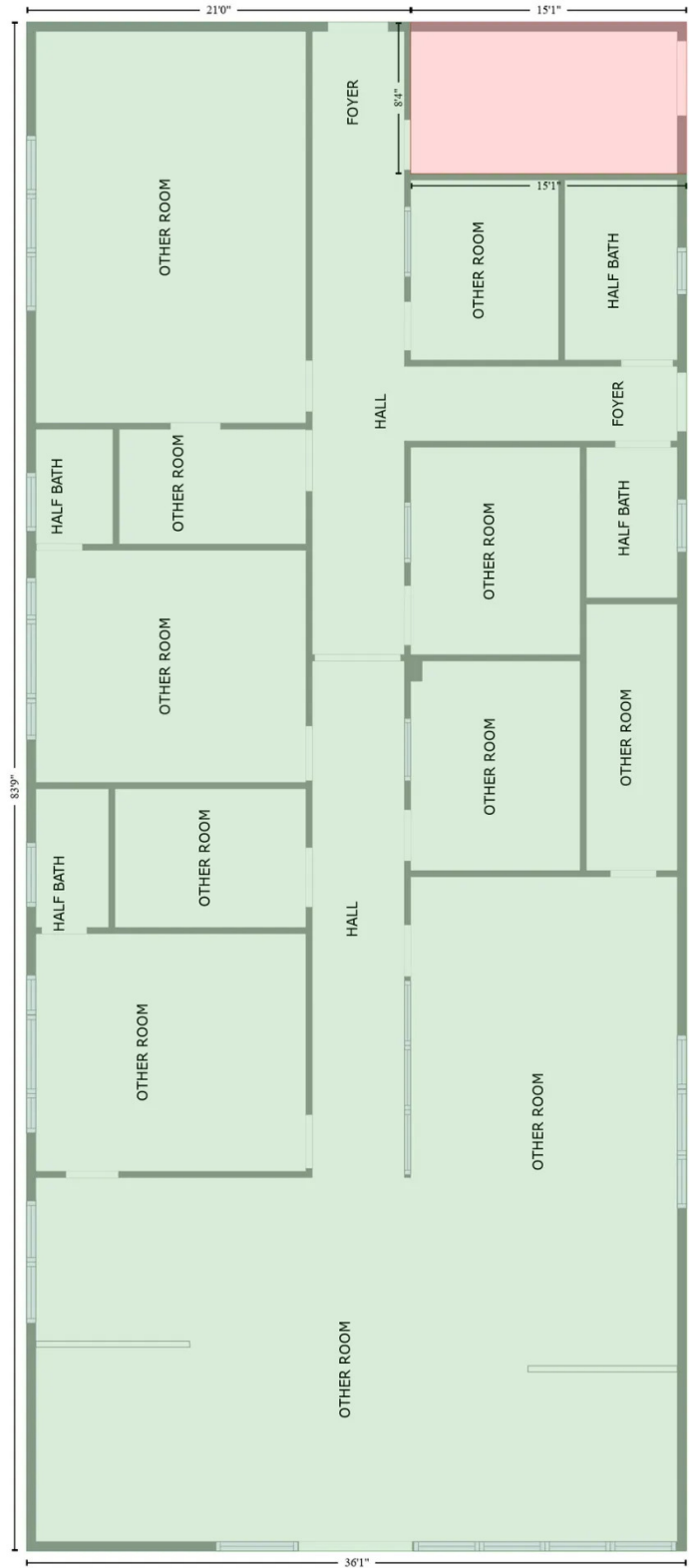
ADDITIONAL PHOTOS



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FLOORPLAN



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AERIAL MAP

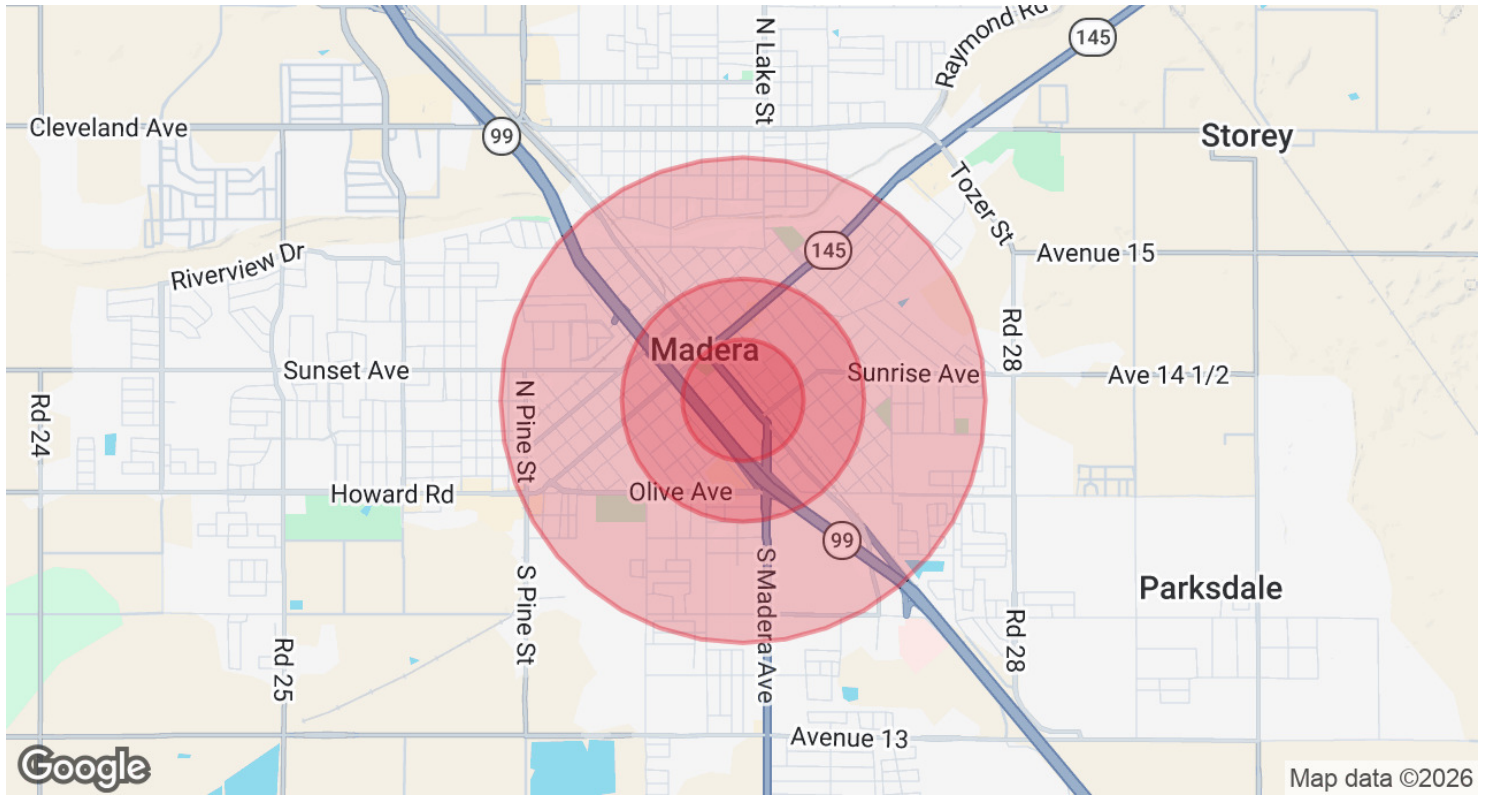


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	706	3,745	21,366
Average Age	30.5	31.2	30.0
Average Age (Male)	31.7	28.1	29.6
Average Age (Female)	21.5	29.0	31.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	186	1,027	5,679
# of Persons per HH	3.8	3.6	3.8
Average HH Income	\$55,569	\$56,975	\$83,727
Average House Value	\$130,484	\$196,561	\$324,785

2023 American Community Survey (ACS)

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ADVISOR BIO



KIRK ATAMIAN

Commercial Specialist

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CalDRE #02127378

DISCLAIMER

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Nothing in this brochure constitutes legal, tax, environmental, or investment advice. Kirk Atamian and RE/MAX Commercial/Success have not conducted any physical inspection or environmental assessment of the property. Interested parties assume full responsibility for performing their own due diligence.

Any photographs, virtual staging, or digitally enhanced images are for illustrative purposes only and may not reflect the current condition of the property. Digitally altered images are disclosed as such per California AB 723.

The submission of this brochure does not constitute an offer to lease or sell.

Kirk Atamian, DRE Lic. No.: 02127378 | RE/MAX Commercial/Success, Broker DRE Lic. No.: 01893830 | Each RE/MAX® office is independently owned and operated.

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

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

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