

AVAILABLE FOR SALE | EXECUTIVE OFFICE & SHOP SPACE

1520-1528 NORTH SIERRA VISTA AVENUE, FRESNO, CA 93703

AVAILABLE
Fortune Associates
t 559-930-3260
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CALL DAILY 8AM-5PM (PST)

PROPERTY DESCRIPTION

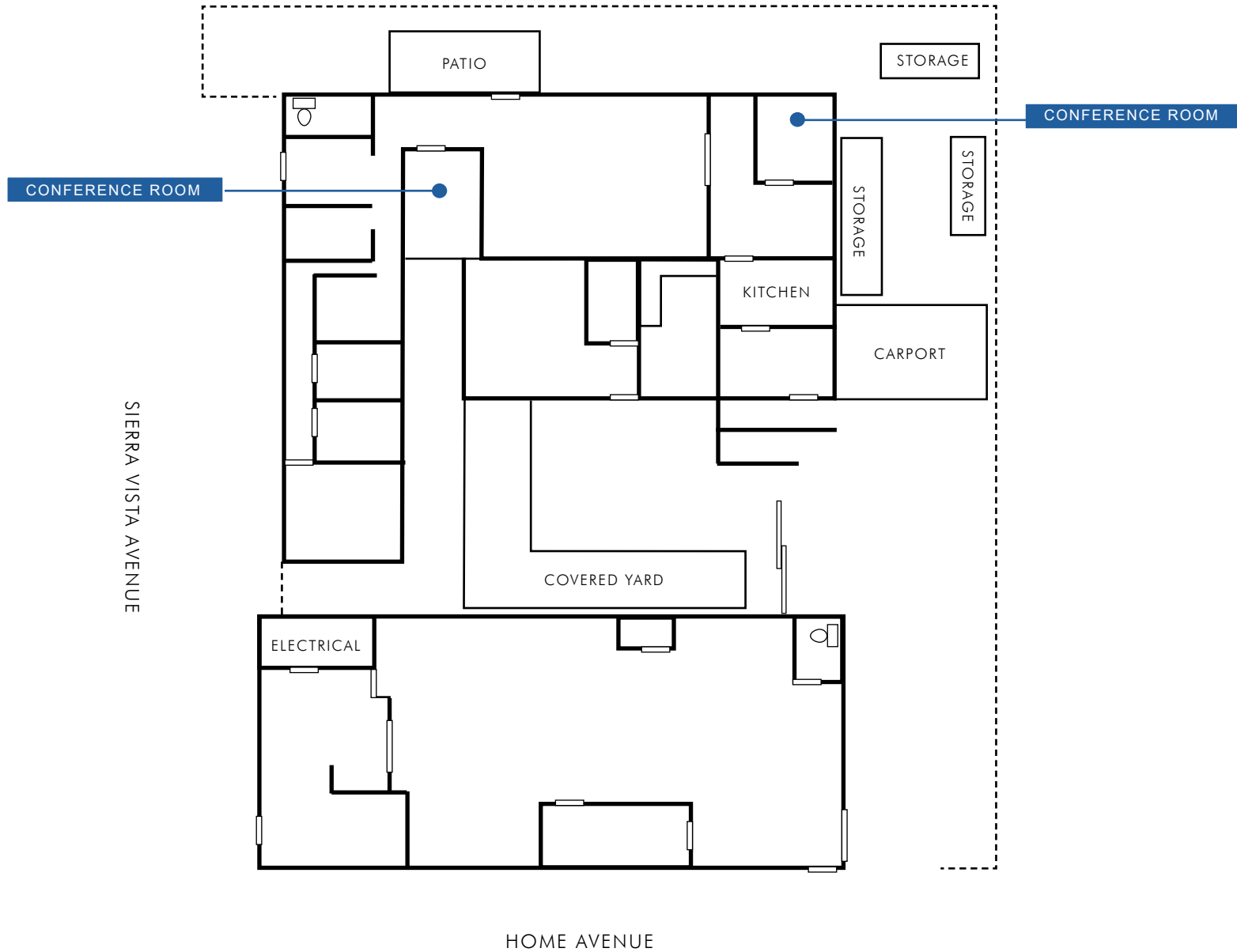
Offered for sale is a well-located executive office and shop facility totaling approximately 7,200± SF of high-quality office space complemented by 2,800± SF of functional shop space, making it ideal for owner-users, service companies, contractors, or light industrial operations seeking a professional presence with operational capability.

The site is strategically positioned in an excellent central Fresno location, just 1/2 mile east of the Highway 168 and McKinley Avenue interchanges, providing convenient access to major transportation corridors and surrounding commercial and industrial areas. The combination of executive office build-out, versatile shop space, and ample land area offers flexibility for a wide range of business uses.

PROPERTY INFORMATION

TYPE	Office/Industrial
AVAILABLE SIZE	4,400± SF (<i>Office Space</i>) 2,800± SF (<i>Shop Space</i>)
ZONING	IL (Light Industrial, City of Fresno)
LAND ACRES	0.46± AC
APN	453-091-12 453-091-13
ASKING PRICE	\$800,000

FLOOR PLAN





Fresno Yosemite International Airport

CALIFORNIA
168



MCKINLEY AVENUE

MAPLE AVENUE

SIERRA VISTA AVENUE

CHESTNUT AVENUE

ARMSTRONG AVENUE

SIERRA AVENUE

CALIFORNIA
180

1520-1528 NORTH SIERRA VISTA AVENUE

CONTACT

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