

FOR SALE

420 W. Shields Avenue

\$169,000 (\$80.02FT)

Fresno, CA

DESCRIPTION

BANK OWNED PROPERTY FOR SALE!!! This property is located just north of downtown Fresno. This property is easily accessible from the I-41, I-180 and I-99 Freeways. This property features 2,112 square feet of office space on a spacious 8,712 square foot lot. This property features four private offices and support functions, conference room, kitchen, and reception. Properties like this one rarely come available in Fresno.



**VENTURE PACIFIC
COMMERCIAL SERVICES**

**BILL GROSSNICKLE
B 619-955-8280
F 619-955-8289**

All information contained herein is obtained from the sourced deemed to be reliable. However, this information is not guaranteed and should be verified. DRE #1824071

BILLG@VENTURE-PACIFIC.NET

FOR SALE

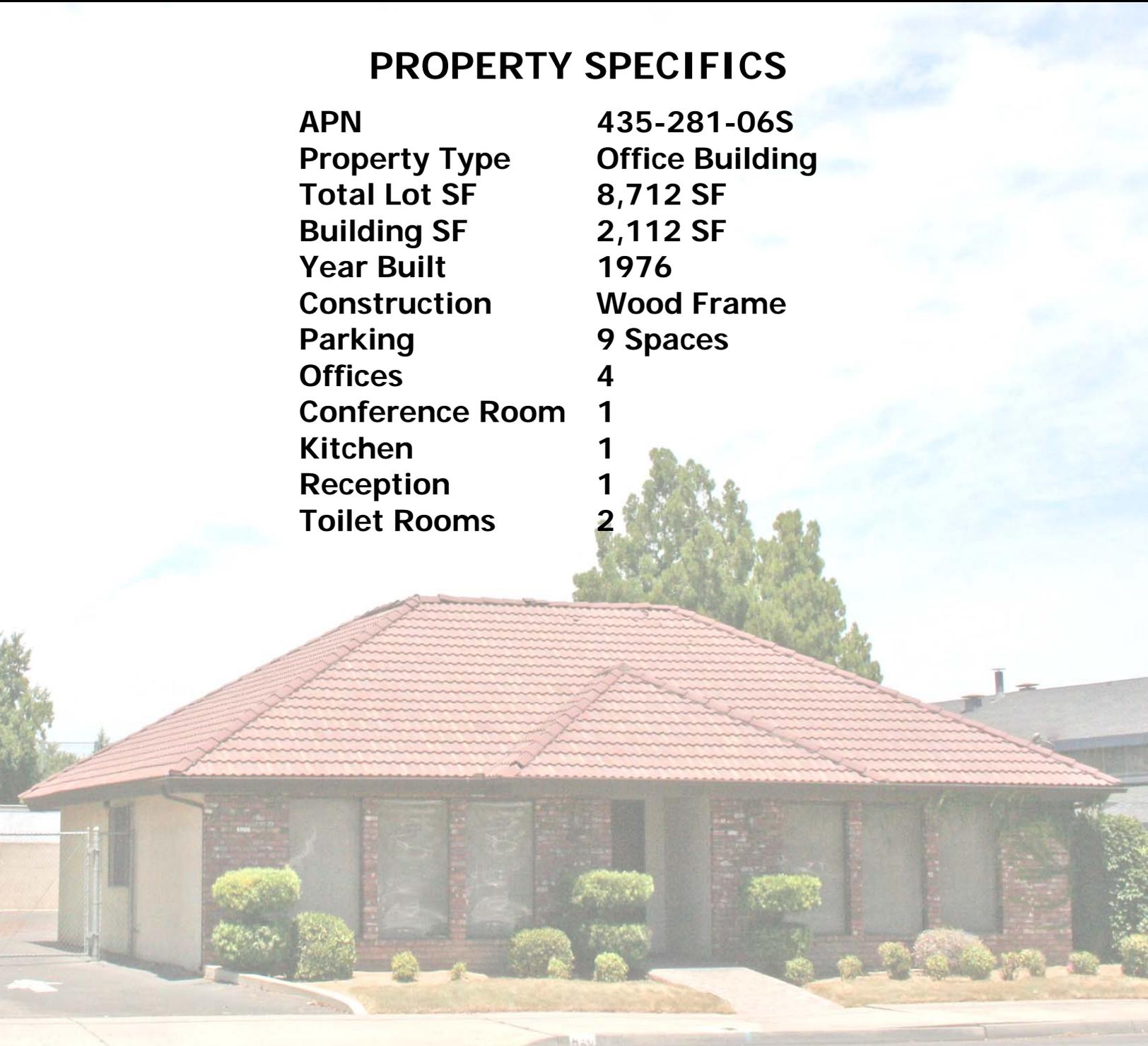
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PROPERTY SPECIFICS

APN	435-281-06S
Property Type	Office Building
Total Lot SF	8,712 SF
Building SF	2,112 SF
Year Built	1976
Construction	Wood Frame
Parking	9 Spaces
Offices	4
Conference Room	1
Kitchen	1
Reception	1
Toilet Rooms	2



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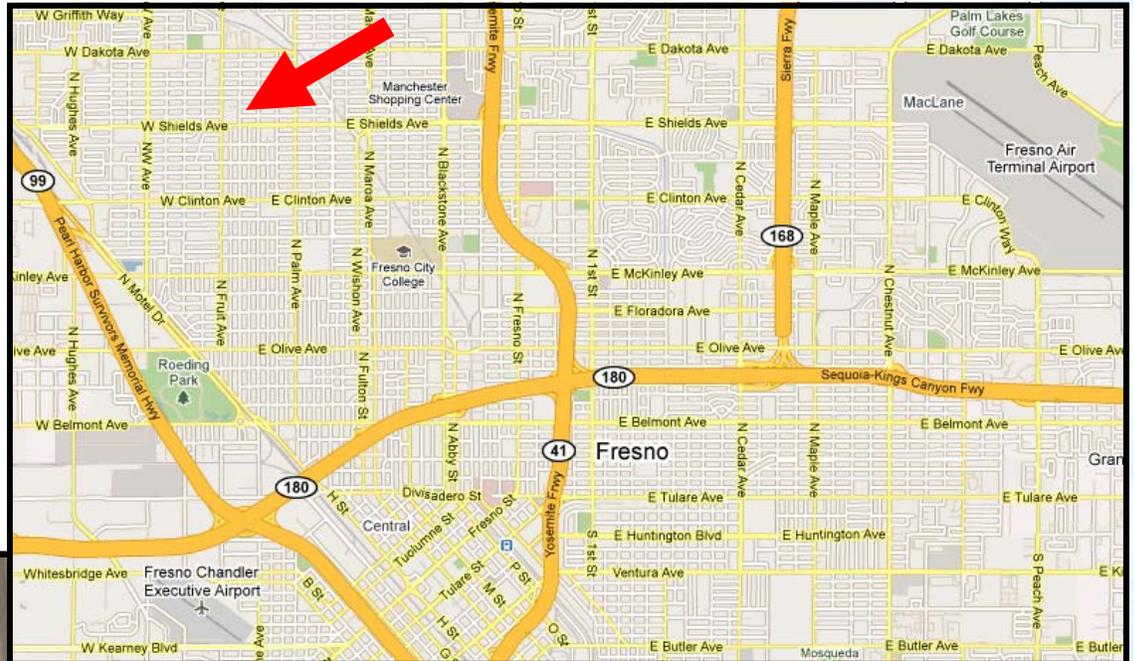
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MAP / DIRECTIONS



From the south take I-99 north, exit W. Mckinley Ave. east, left on N. Fuit Ave. and right on W. Shields. From the north take I-99 south, exit N. Golden State, merge N. Motel Drive, left on McKinley Ave., left on N. Fruit Ave. and right on W. Shields

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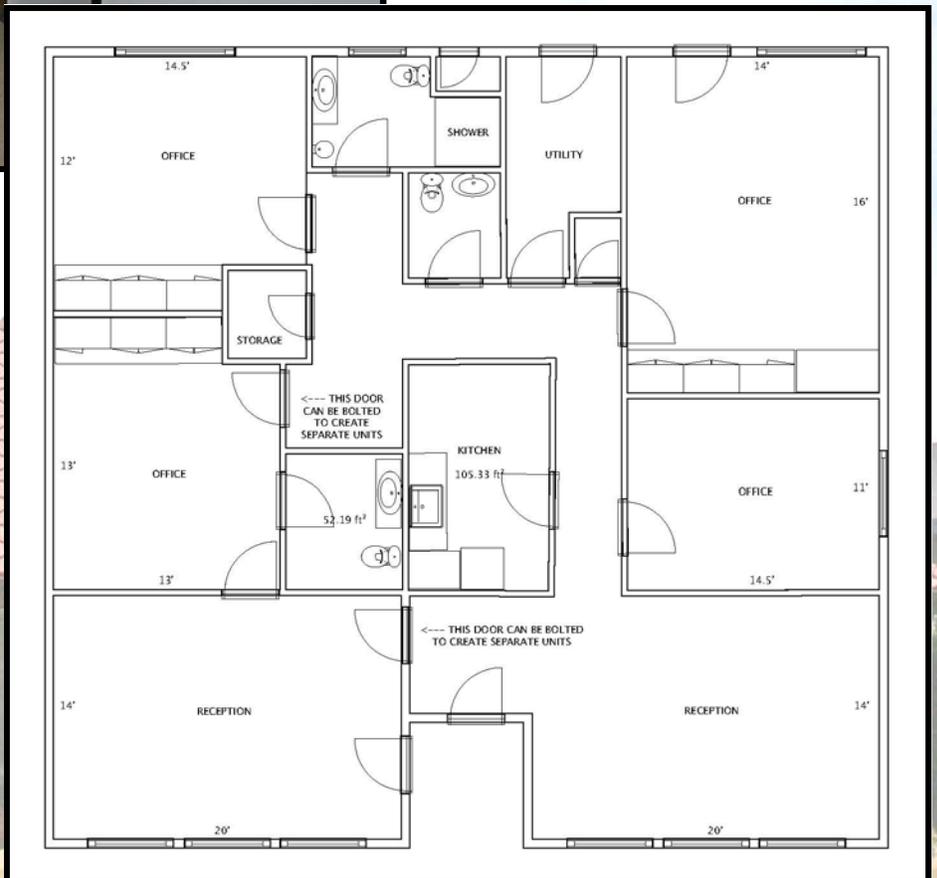
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RECEPTION

FLOOR PLAN



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