

PRICE REDUCED



5435 E. OLIVE AVENUE
FRESNO, CALIFORNIA



FOR SALE

CBRE

5435 E. OLIVE AVENUE

FRESNO, CA

EXECUTIVE SUMMARY

CBRE, Inc. is pleased to offer **5435 E. Oliver Avenue** to qualified purchasers for sale. The property totals $\pm 10,556$ square feet with an additional parcel of vacant land totaling ± 1.32 acres. The property provides an investor or user with the opportunity to purchase a well-maintained, highly secure former U.S. Postal Service carrier annex in Fresno, CA. The property is zoned (M1) and was constructed specifically for the Postal Service in 1990.

OFFERING SUMMARY

Purchase Price of the Main Building, Improvements and Land:	\$800,000
Purchase Price of Excess Land:	\$201,250
Building Sizes Overall:	$\pm 10,556$ SF
Site Size Overall:	± 5.30 Acres ($\pm 203,868$ SF)
Excess Land:	± 1.32 Acres ($\pm 57,499$ SF)

LOCATION SUMMARY

Address:	5435 E. Olive Avenue
City:	Fresno
County:	Fresno
State:	California
APN:	455-222-22 and -24 (Vacant Land) 455-222-27, -28, -29, and -30 (Improved)

OFFERING HIGHLIGHTS

Access and Visibility: The property offers excellent ingress and egress to Olive Avenue, in addition to strong signage for tenants and users along a major thoroughfare.

Construction: The property is a single story, steel frame and concrete block structure, with a flat built up roof. The entire facility is fire sprinklered, and heated and cooled with electric and natural gas powered HVAC units.

Flexibility: The property is M1 zoned which allows for a multitude of different uses within the County, including non-noxious industrial as well as office, including administrative, business, general, medical and professional office uses.

Improvements: The property has covered canopies and loading docks.



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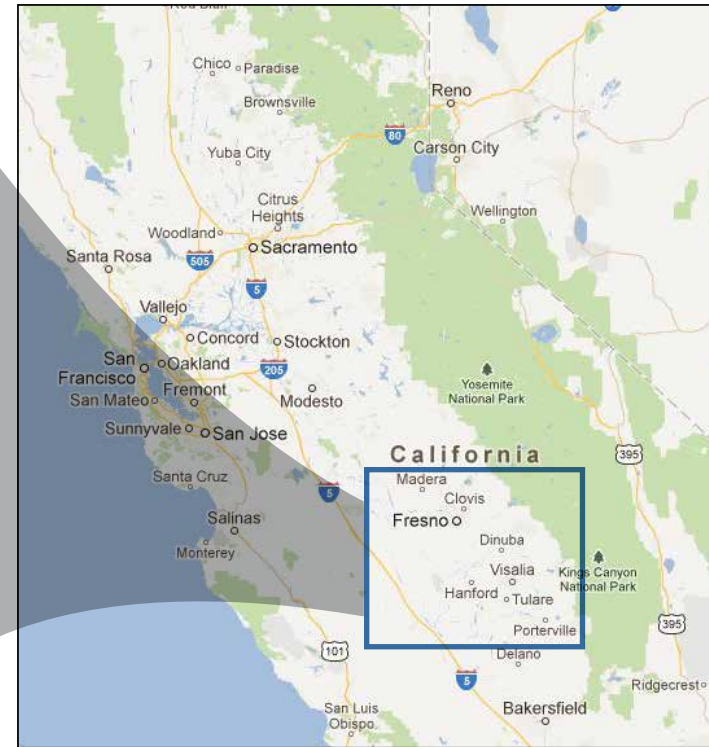
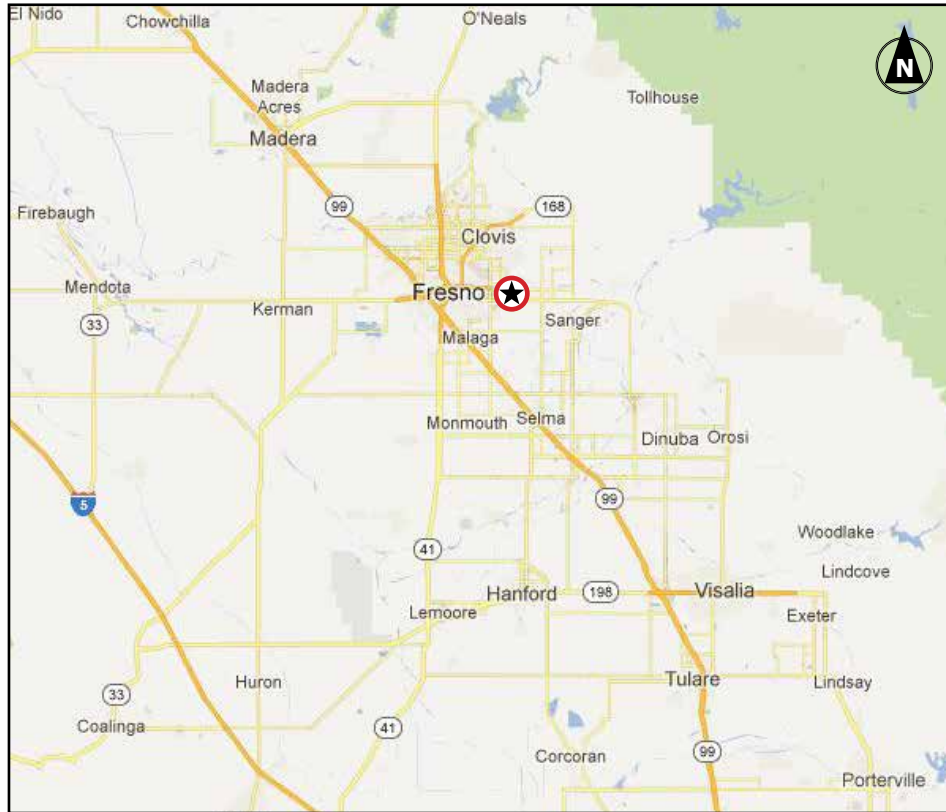
LOCATION AERIAL



5435 E. OLIVE AVENUE

FRESNO, CA

LOCATION MAPS



MAPS ARE NOT TO SCALE

FOR MORE INFORMATION, PLEASE CONTACT:

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