

AVAILABLE FOR SALE

5,292± SF | SUITE 121

2491 W. SHAW AVENUE

FRESNO, CA

**Craig Holdener, CCIM**

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**NEWMARK**  
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**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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# 2491 W. SHAW AVENUE

FRESNO, CA

## PROPERTY INFORMATION

|                      |                                     |
|----------------------|-------------------------------------|
| <b>Availability:</b> | 5,292± SF                           |
| <b>Suite 123:</b>    | 2,500± SF                           |
| <b>Suite 124:</b>    | 2,792± SF                           |
| <b>Lot Size:</b>     | 20,037± SF                          |
| <b>Tenancy:</b>      | Multiple                            |
| <b>Year Built:</b>   | 1979                                |
| <b>Zoning:</b>       | CMX ( <i>Commercial Mixed Use</i> ) |
| <b>APN:</b>          | 424-580-11                          |

### PROPERTY DESCRIPTION

This professional office building features two fully improved suites complete with private offices, breakroom/kitchenettes, conference rooms and reception areas.

### HIGHLIGHTS

- Interiors feature professional high end improvements
- Parking area improved in 2025
- New roof installed within past 5 years
- Ideal for investor or owner/user
- Conveniently located in a vibrant retail and professional hub



**\$625,000.00**  
ASKING PRICE

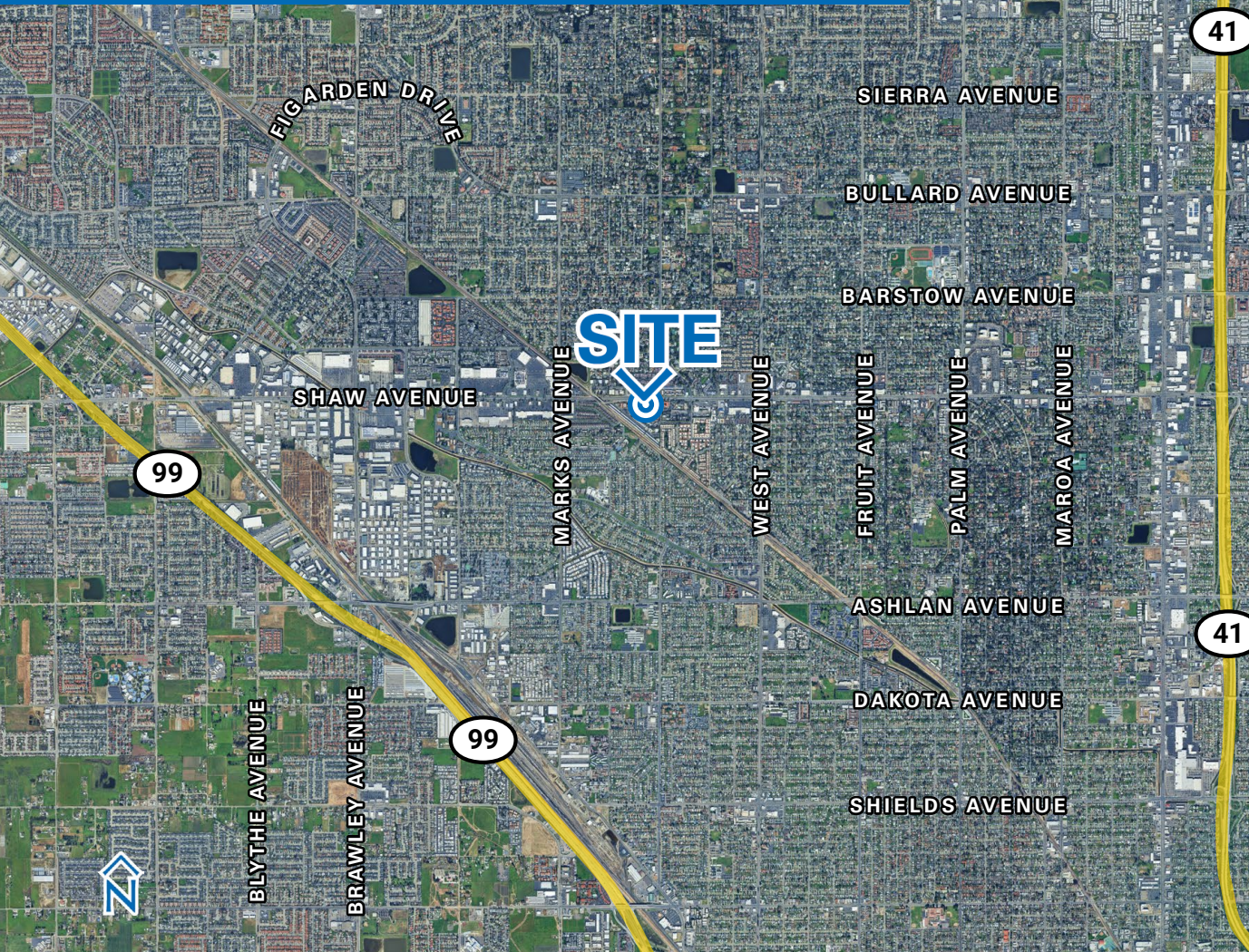
**2491 W. SHAW AVENUE**  
FRESNO, CA

**INTERIOR**  
IMAGES



## LOCATION DESCRIPTION

Centrally located between the 41 and 99 freeways on Shaw Avenue, Fresno's primary retail and office artery, this well maintained property is conveniently located near restaurants, retail shopping and additional professional offices.



*For information, please contact:*

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