

2430-2434 Calaveras • Fresno, California

FULL COMMISSION



AVAILABLE FOR LEASE

\$.99/sf + MOVE-IN INCENTIVES

Medical/Professional Office Building + 30 Secured Parking Stalls

Approximately 4,200± Square Feet

- Versatile Medical Facility
- Exam Rooms with Sinks
- Ample Secured Parking
- Fully Secured Building with Fencing
- Easy Access to 41, 99 and 180 Freeways
- Recently Remodeled



ROBERT ELLIS LEASING AND INVESTMENT, INC.

ROBERT ELLIS

PHONE: 559/228-8900

DRE LICENSE #00870649

MITCH WEIBERT

PHONE: 559/355-0841

DRE LICENSE #02198339

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711
rellis@reli1.com • mweibert@reli1.com • www.reli1.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.

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PROPERTY INFORMATION

Location:	2430-2434 Calaveras Street, Fresno, CA 93721 (Calaveras, on the corner of Calaveras & Divisadero). Proximity to Downtown Fresno, Community Regional Medical Hospital and Fresno County Superior Court. Easy access to Freeways 41, 99, and 180. Abundant secured parking on site.
Size:	Office Building ±4,200 square feet * / / Lot ±17,250 square feet *Can be demised - ±2,100 square foot spaces
APNS:	APNs: 466-074-13 & 466-074-20
Pricing:	<u>MOVE-IN INCENTIVES (including Free Rent)</u> <u>\$.99/sf + NNN (\$4,160.00 per month, NNN)</u>
Parking:	30 stalls (2 ADA) plus street parking
Year Built:	1951; Fully remodeled & ADA upgrade in March, 2016
Zoning:	"DTN" (Downtown Neighborhood) - To encourage a mixed-use Downtown



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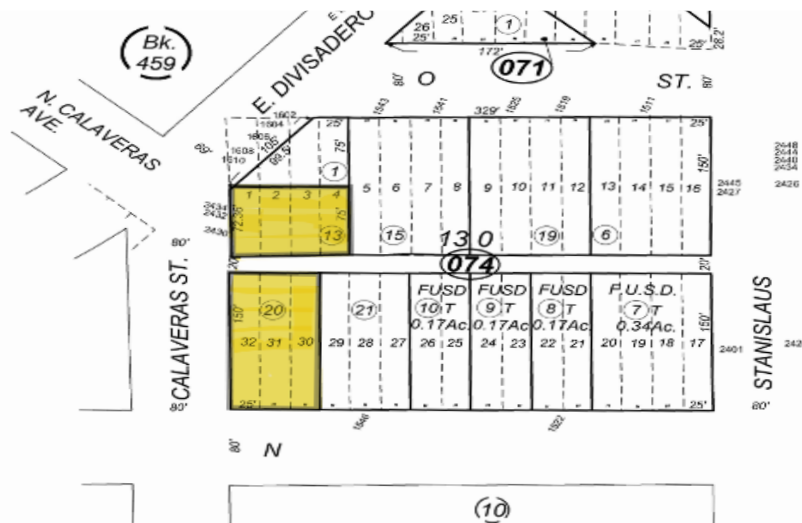
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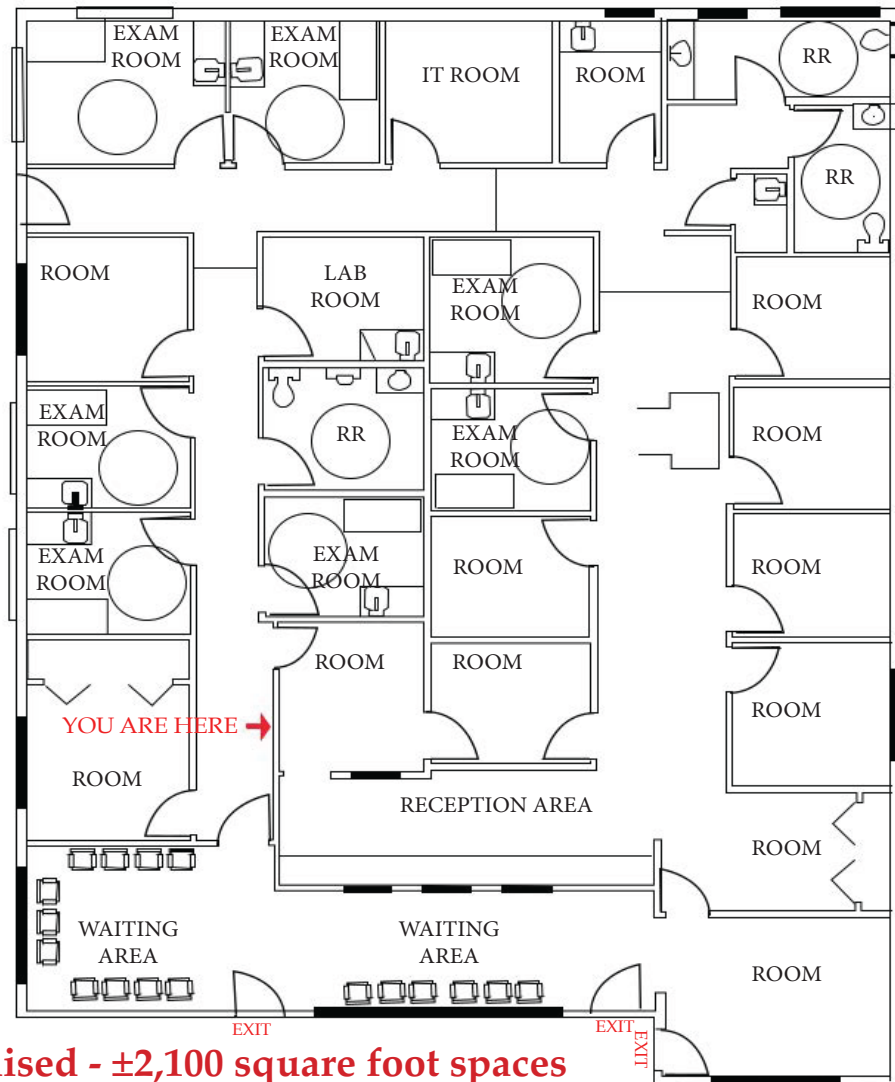
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FLOOR PLAN



***Can be demised - ±2,100 square foot spaces**



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PICTURES



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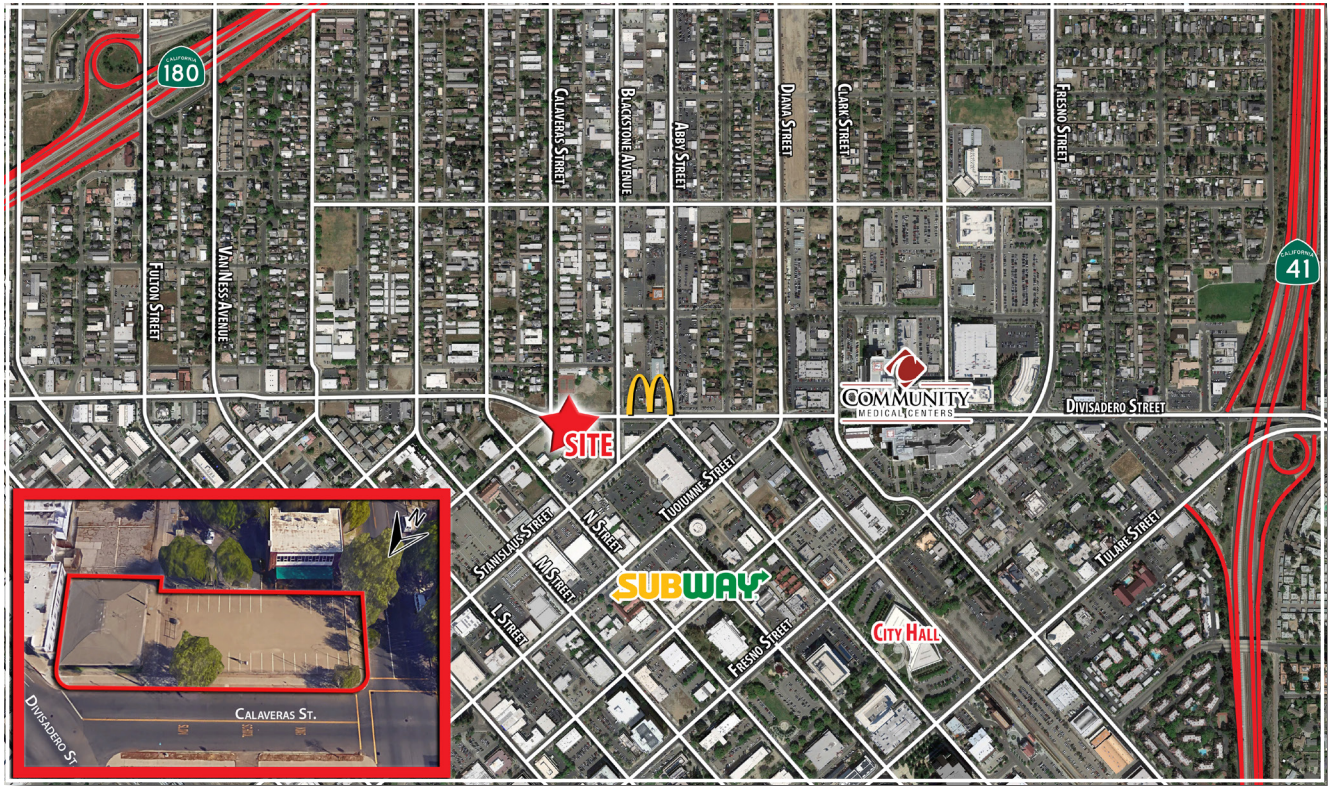
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LOCATION AERIAL



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