

**PURCHASE PRICE:****\$749,000.00****Land Size: 10,329.00 Sq. Ft.****Property Size: 3,000 Sq. Ft.**

Phenomenal opportunity to purchase building previously made to serve as a mini mart on busy corner with a great pool of customers to serve. Building is perfect for any retail. It is close to freeway and high school making it's location more than convenient. The larger parking lot with the warehouse is behind the building. As a special addition the owner will leave inventory and fixtures at closing(they are consider no value in the price).

Zoning: Retail

**PROPERTY OVERVIEW**

Building for sale

Busy corner

13 door cooler

Warehouse behind store

Has city approve plans for hot food sales and butcher counter.

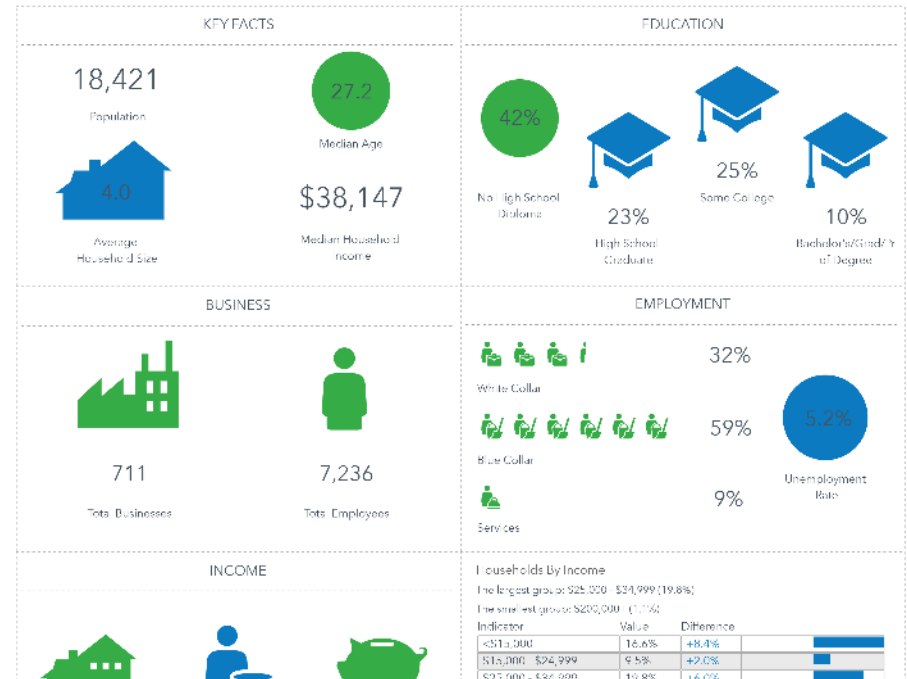
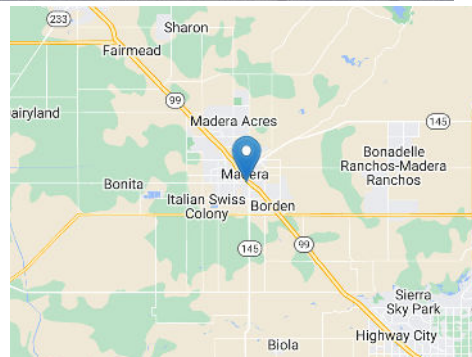
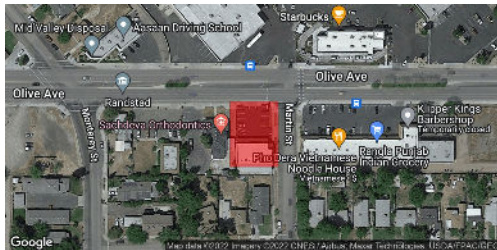
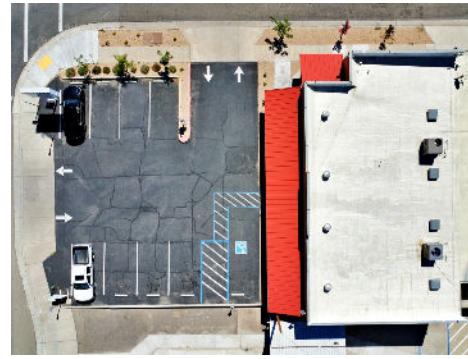
Downstreet from high school

Close to freeway

Owner will leave inventory and fixtures at closing(they are consider no value in the price)

**300 WEST OLIVE****300 West Olive Ave  
Madera, Ca 93637****Contact:****KIRK ATAMIAN****559.246.0000****License: 02127378**[kirk.atamian@gmail.com](mailto:kirk.atamian@gmail.com)





This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Contact:  
**KIRK ATAMIAN**  
**559.246.0000**  
License: 02127378