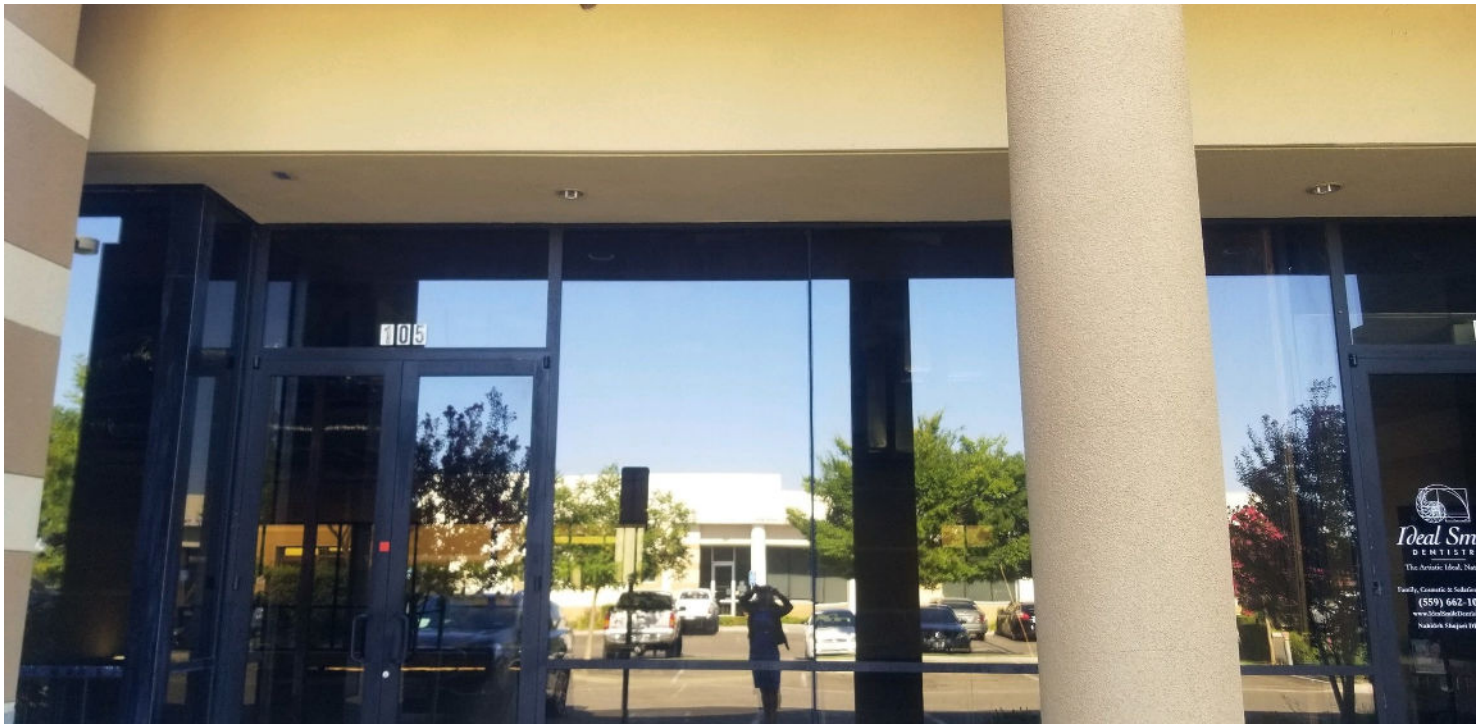


# 475 EAST ALMOND SUITE 105

MADERA, CA 93637



## OFFERING SUMMARY

Sale Price:	\$749,000
Building Size:	3,600 SF
Available SF:	3,600 SF
Price / SF:	\$208.06

## PROPERTY OVERVIEW

Are you looking for an empty office building for your medical business center? Then stop right there! Presenting you a great opportunity to own a cold shell office building ideally located near a Hospital with access to freeway.

475 East Almond Ave, suite #105 is an empty office space offering 3,600 square feet of building size. The exterior of this flat roof building gives amazing curbside appeal with its clean and square looks. The interior is unfinished hence providing you a golden opportunity to customize your office space exactly as you desire.

It is located on a commercial corridor where you will find the vast majority of Madera's medical and dental facilities. Surrounding the Almond Avenue medical corridor is dense residential development, with Madera Community Hospital in close proximity.

Currently the site is being sold at \$749,000 which gives a remarkable price of \$208 per sqft. Other proposed uses for this building may include Day Care, General Office, Health Club, Material Storage or Medical Office.

Directions to access are 99 North, almond avenue exit, make a u turn over the freeway, make left on almond avenue building is on your right side.



RE/MAX GOLD

Each office independently owned and operated

**KIRK ATAMIAN**

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

7050 N Fresno St | #204

Fresno, CA 93720

FOR SALE

OFFICE BUILDING

ADDITIONAL PHOTOS

# 475 EAST ALMOND SUITE 105

MADERA, CA 93637



RE/MAX GOLD

Each office independently owned and operated

**KIRK ATAMIAN**

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

7050 N Fresno St | #204

Fresno, CA 93720

*All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated*

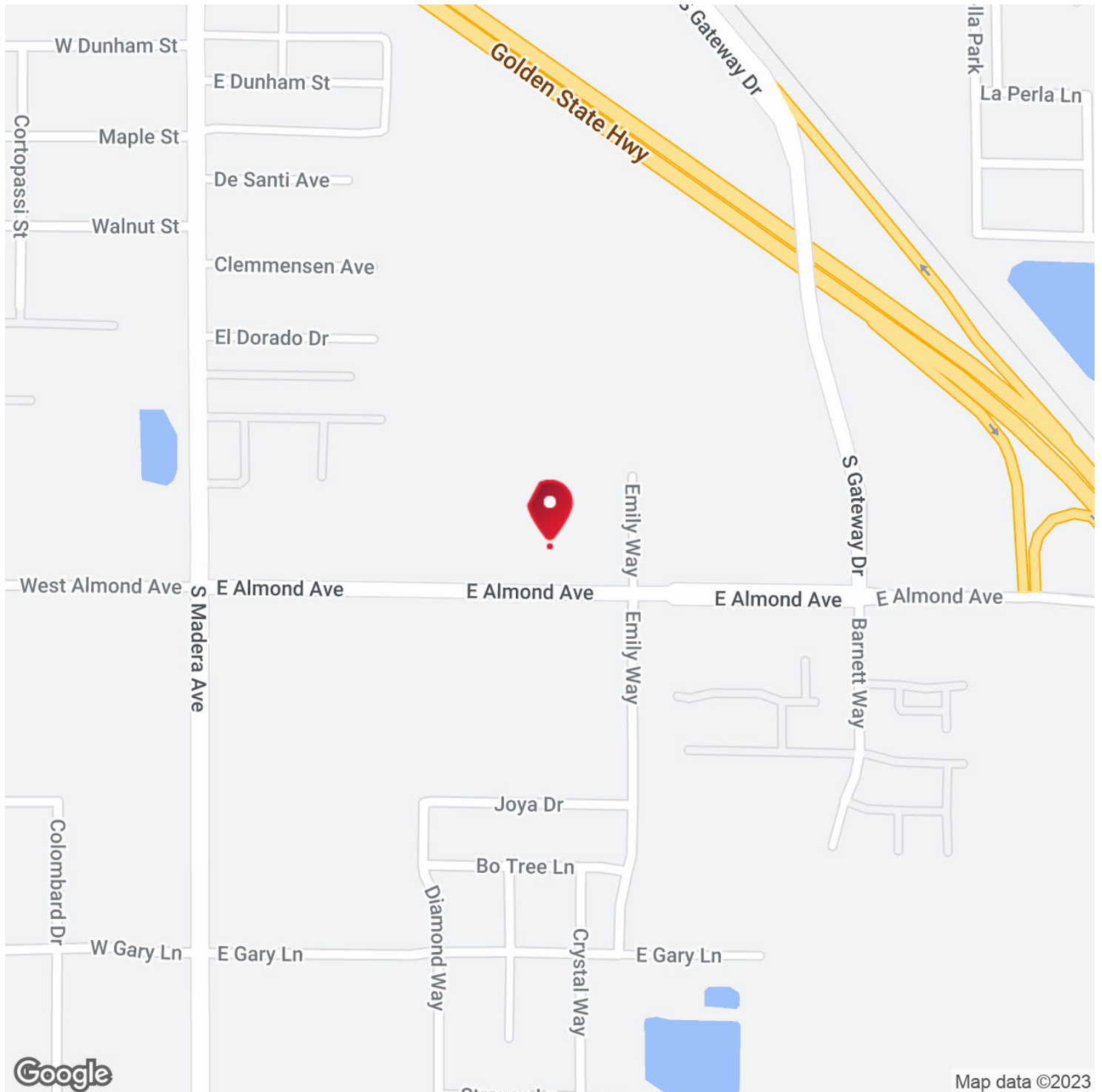
FOR SALE

OFFICE BUILDING

LOCATION MAP

# 475 EAST ALMOND SUITE 105

MADERA, CA 93637

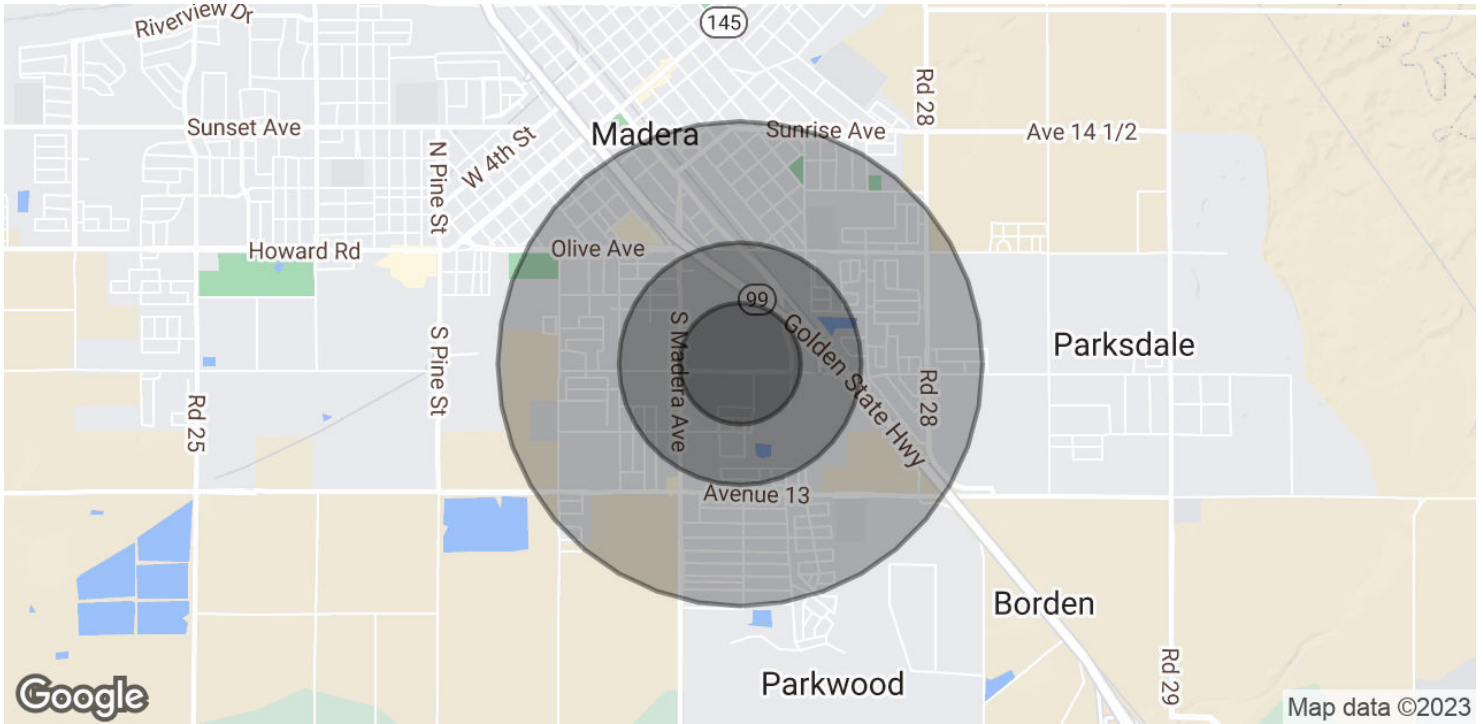


RE/MAX GOLD  
Each office independently owned and operated

**KIRK ATAMIAN**  
Commercial Specialist  
559.246.0000  
kirkatamian@gmail.com  
CalDRE #02127378  
7050 N Fresno St | #204  
Fresno, CA 93720

# 475 EAST ALMOND SUITE 105

MADERA, CA 93637



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	1,316	3,835	13,510
Average Age	25.6	26.6	27.9
Average Age (Male)	26.7	28.0	28.4
Average Age (Female)	25.1	25.8	27.5

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	342	1,003	3,536
# of Persons per HH	3.8	3.8	3.8
Average HH Income	\$47,622	\$56,690	\$63,641
Average House Value	\$839,099	\$459,012	\$283,021

\* Demographic data derived from 2020 ACS - US Census



RE/MAX GOLD

Each office independently owned and operated

**KIRK ATAMIAN**

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

7050 N Fresno St | #204

Fresno, CA 93720