

# 1036-1038 W CLINTON

1036-1038 W CLINTON AVE, FRESNO, CA 93705



## PROPERTY DESCRIPTION

Introducing a prime opportunity for office building investors! This 2,432 SF property, consisting of two units, is strategically located in Fresno, CA. Zoned specifically for an office building, this investment holds great potential for those seeking an attractive rental income. With ample space, well-suited for various office uses, and situated in a bustling area, this property is perfectly positioned to provide excellent exposure for any business. Don't miss out on the chance to acquire a highly desirable asset in the thriving Fresno area.

## OFFERING SUMMARY

Sale Price:	\$379,000
Number of Units:	2
Lot Size:	9,100 SF
Building Size:	2,432 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	467	1,914	7,529
Total Population	1,470	5,920	22,125
Average HH Income	\$61,335	\$71,836	\$68,827



RE/MAX GOLD

Each office independently owned and operated

**KIRK ATAMIAN**

Commercial Specialist

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CalDRE #02127378

501 North E St, Suite H  
Madera, CA 93638

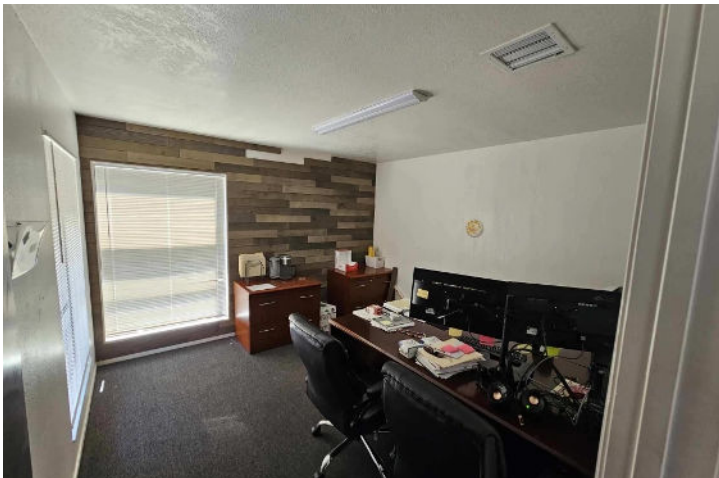
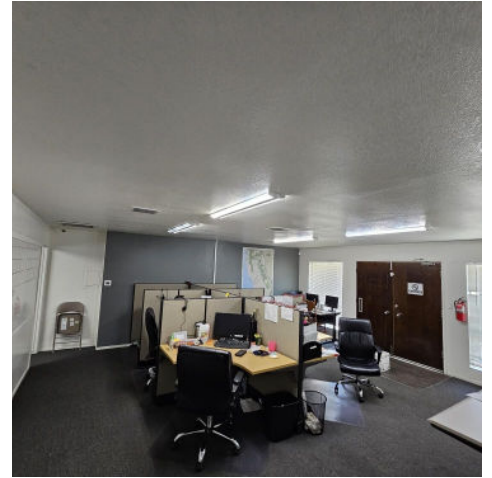
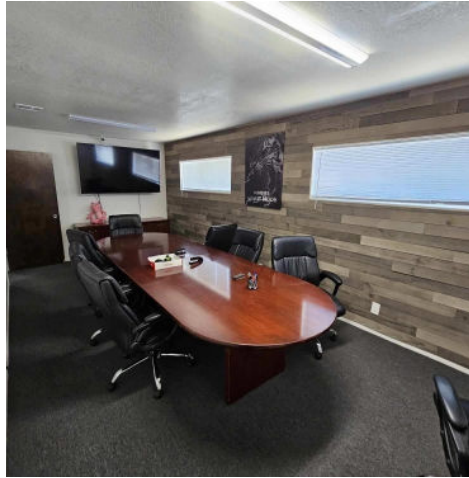
FOR SALE

OFFICE BUILDING

ADDITIONAL PHOTOS

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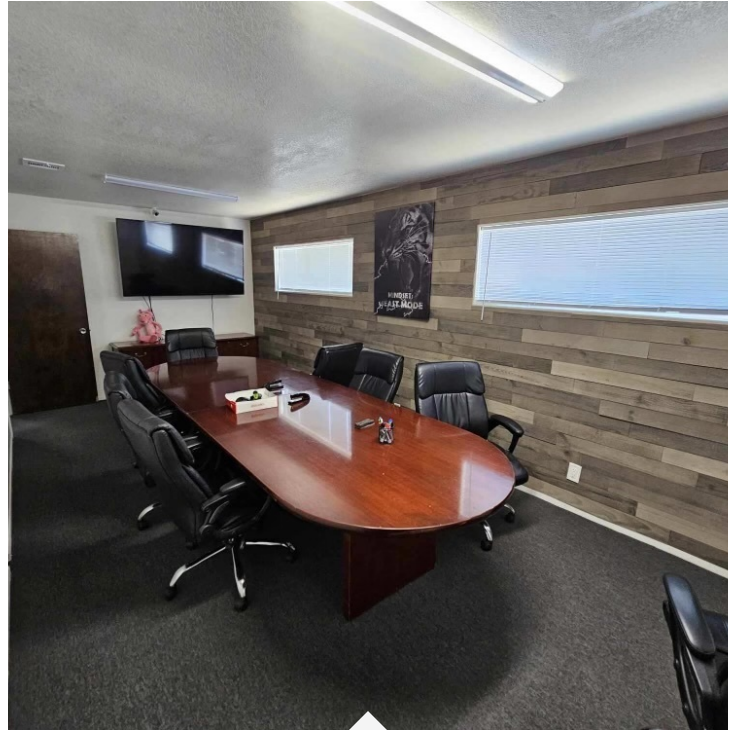
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Building Name	1036-1038 W Clinton
Property Type	Office
Property Subtype	Office Building
APN	443-271-70
Building Size	2,432 SF
Lot Size	9,100 SF
Building Class	B

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- - 2,432 SF office building
- - Consists of 2 individual units
- - Zoned specifically for office building use
- - Prime location in Fresno, CA
- - Ideal for various office uses
- - Great potential for rental income
- - Well-maintained and move-in ready
- - Ample parking for tenants and clients



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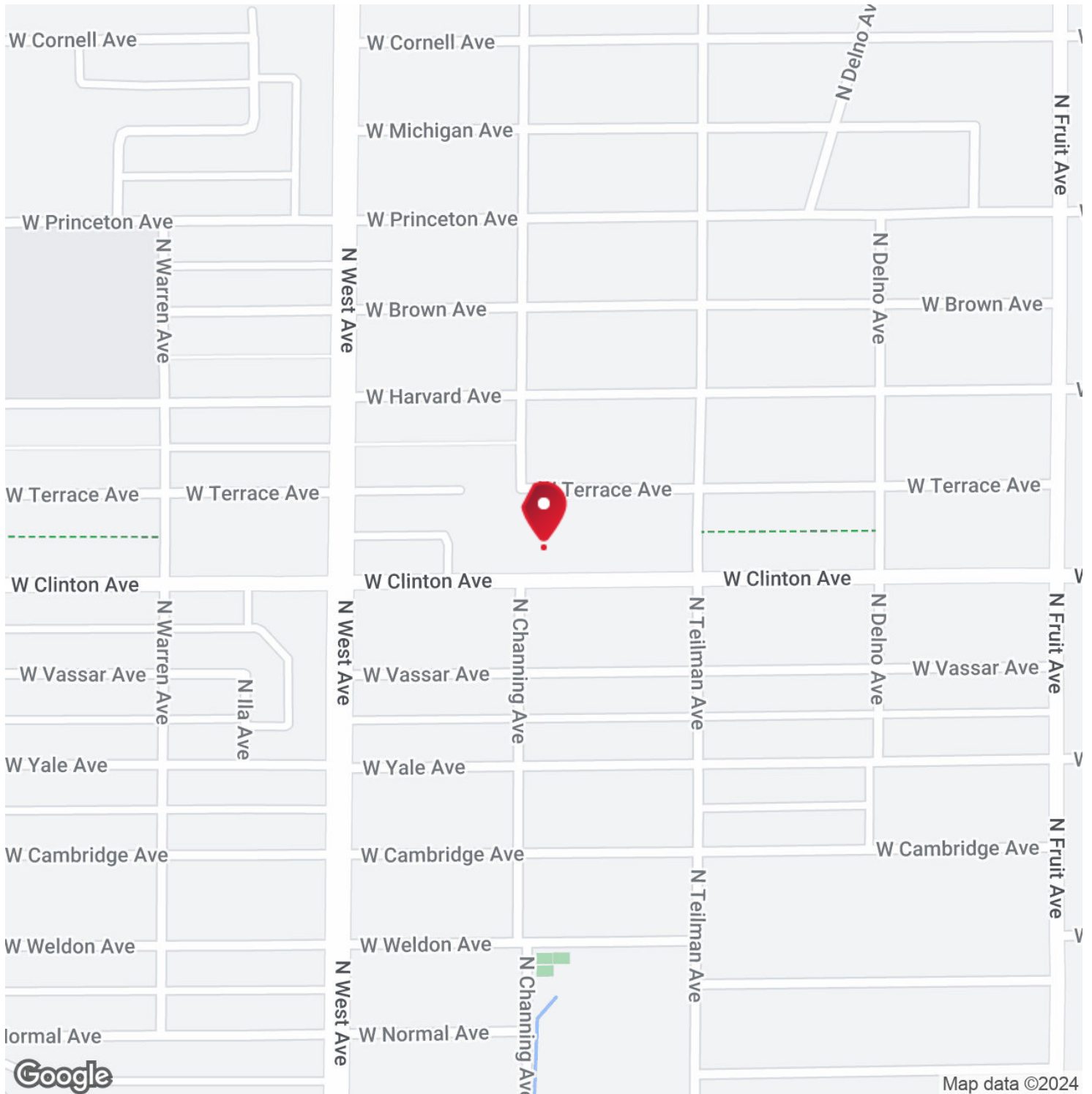
FOR SALE

OFFICE BUILDING

LOCATION MAP

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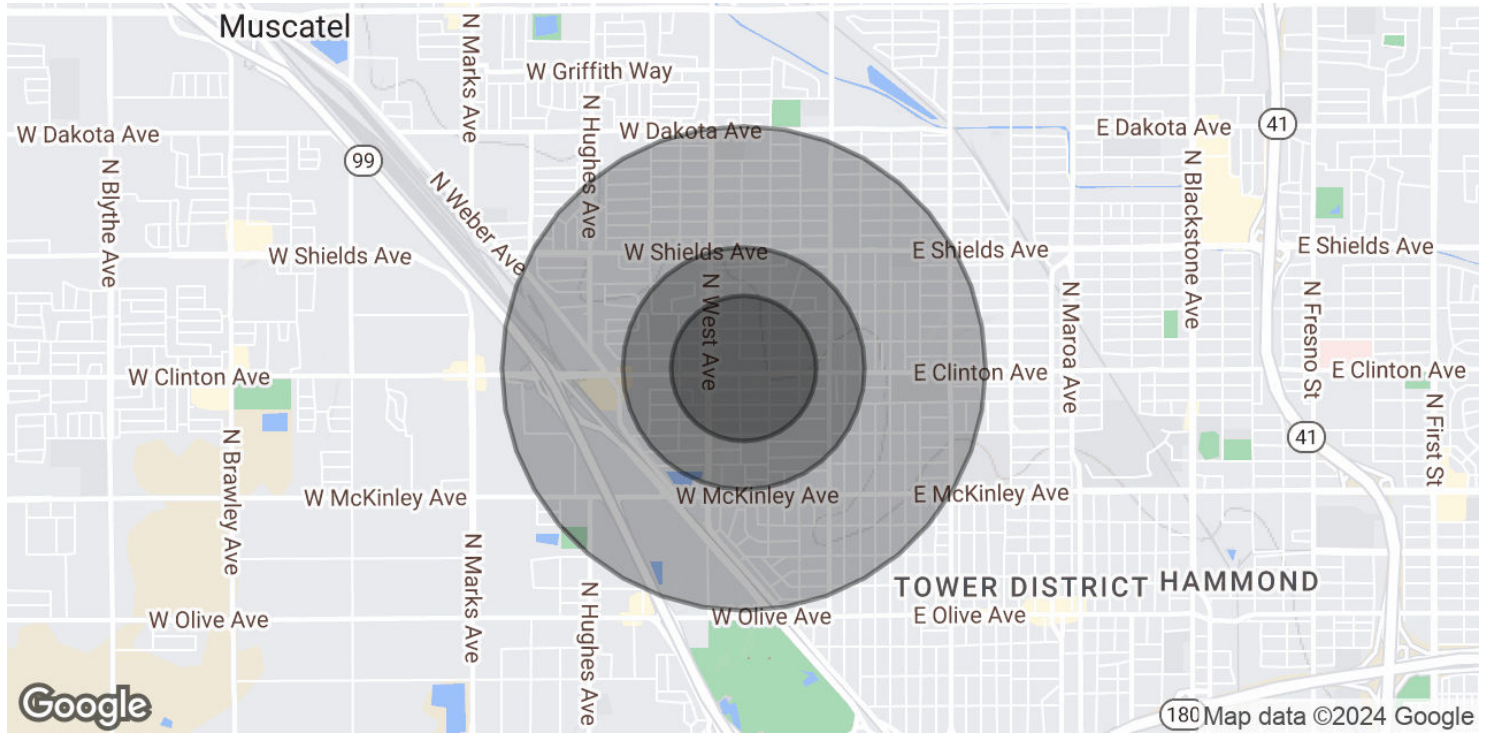
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**POPULATION**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Population	1,470	5,920	22,125
Average Age	35	35	36
Average Age (Male)	33	34	35
Average Age (Female)	37	37	37

**HOUSEHOLDS & INCOME**

**0.3 MILES**

**0.5 MILES**

**1 MILE**

Total Households	467	1,914	7,529
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$61,335	\$71,836	\$68,827
Average House Value	\$312,938	\$346,551	\$293,431

Demographics data derived from AlphaMap



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