

Colliers

MAJOR PRICE REDUCTION

Your Name Here

For Sale
or Lease

Flex Warehouse / Showroom

Property Features

- Flex Warehouse/ Showroom.
- High Traffic Location.
- Move-in Ready.
- Near Riverpark Retail Area.
- Multiple Roll-Up Doors.
- Offices and Multiple Entrances.
- Street Signage.
- Flexible C-M-X Zoning!

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48 E. Spruce Avenue
NWC of Abby & Spruce Avenues
(Near Blackstone Avenue)
Fresno, California

Across From:



*Top 70 trafficked stores
in system



*Top 50 trafficked stores
in system



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*Source: Placer.AI

Property Profile

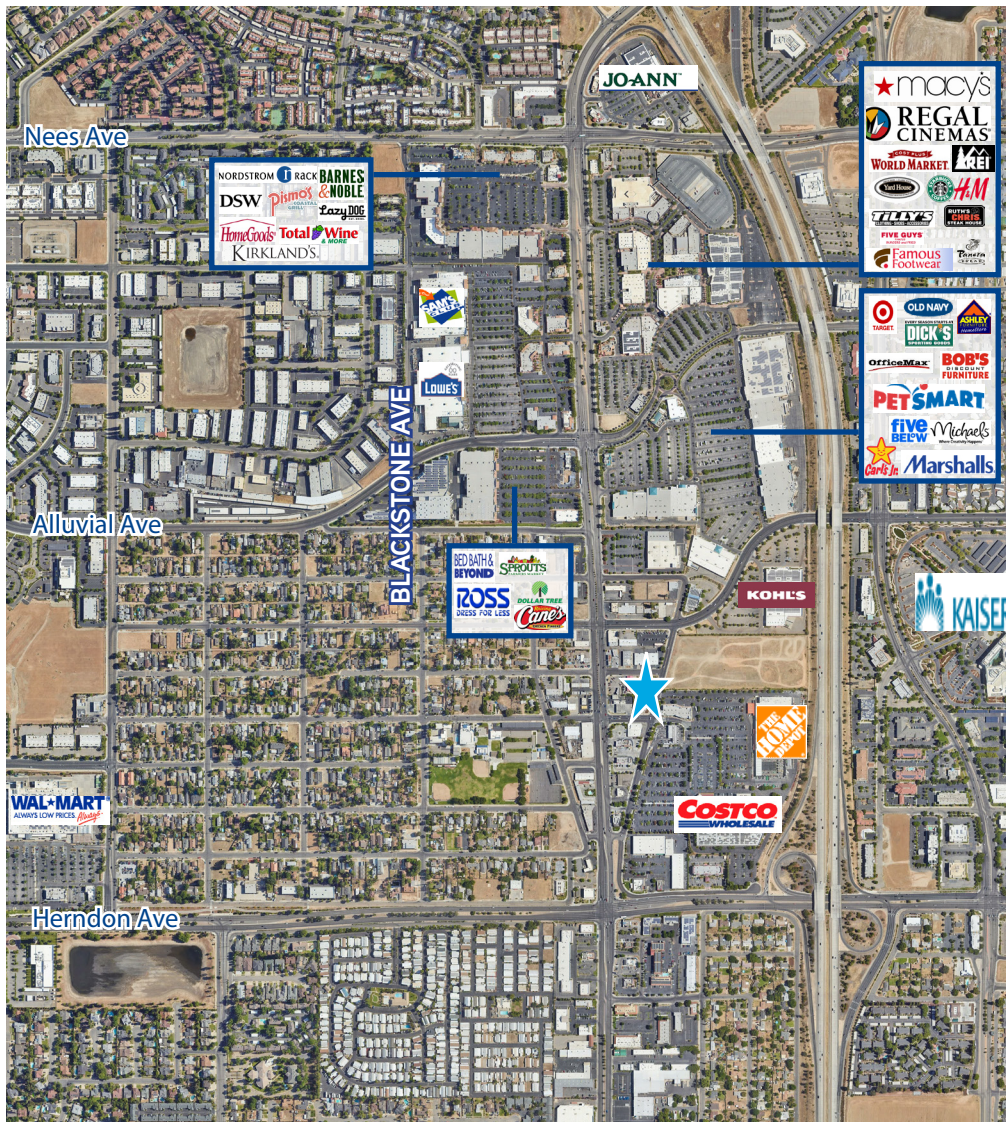
Location: 48 E. Spruce Avenue, Fresno, CA (Noble House Furniture)
 APN: 303-102-08
 Building Size: Approximately 8,732 SF
 Land Size: .33 acres
 Zoning: C-M-X Corridor/Center Mixed Use, City of Fresno

Customer

Demographics:	Population	Avg. HH Income
1 Mile:	14,076	\$64,802
3 Miles:	104,568	\$96,511
5 Miles:	296,972	\$87,622
10 Miles:	704,054	\$81,890
20 Miles:	914,012	\$81,526

Lease Rate: \$6,000 per month, NNN

Asking Price: \$1,495,000 **\$975,000**



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