

INDUSTRIAL FOR SALE

FREESTANDING ±6,680 SF CONCRETE BLOCK COMMERCIAL WAREHOUSE BUILDING

4727 E Hedges Ave, Fresno, CA 93703



OFFERING SUMMARY

SALE PRICE:	\$405,000
LOT SIZE:	0.309 Acres
YEAR BUILT:	1967
BUILDING SIZE:	6,680 SF
ZONING:	See Page 2 "Zoning"
MARKET:	Fresno
PRICE / SF:	\$60.63

PROPERTY HIGHLIGHTS

- ±6,680 SF Quality Concrete Block Freestanding Building
- Prime Alternative To New Construction
- Ready For Immediate Occupancy
- Show Room ±2,900 SF and Warehouse ±3,800 SF
- Hard to find, Light Industrial Zoning in County
- Economical Utility Services & Fully Fenced & Paved Yard Area
- Excellent Access To All Major Freeways
- 3 phase; 240 volt Amp Electric Service
- 3 Doors 12' Wide and 7.5' High in the Warehouse
- Property Can Be Split into 2 Units
- 2 Entrances with Office/Showroom/Warehouse

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

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PROPERTY OVERVIEW

$\pm 6,680$ SF concrete block freestanding Industrial building on ± 0.309 acres total. Thrifty and expedient alternative to new construction by avoiding a 12-month construction time delay, land acquisition/fees, and high construction costs. This move-in ready deal offers direct HWY 168 & 180 exposure. Used for the last 20 years as an automotive restoration and parts facility. Ideal for auto repair or any other type of repair or light manufacturing facility. The building features an Office Showroom with functional layout offering $\pm 2,900$ SF Space and has 2 reznor heaters and 2 evaporative coolers. The Warehouse is $\pm 3,800$ SF Space and has 2 reznor heaters and 2 evaporative coolers. In the warehouse there are 3 doors which are 12' wide and 7.5' high that allows for good circulation of warehouse, the yard area is fully paved and fenced with ample power of 3 phase; 240 volt.

LOCATION OVERVIEW

Strategically located at the interchange of CA State HWY 180 & HWY 168 in Fresno, CA. Location is at the intersection E Hedges Ave and N Recreation Ave. Easy north/south Hwy 168 & 180 access & will benefit from this large, expanding commercial market. Located in the very busy industrial area in Fresno, California.

ZONING

Past uses has been "Snow White Hot Rod Shop" used as an Auto Restoration, Turn-Key Builds, Chassis and Suspension Design & Construction, Custom Sheet Metal Fabrication & Welding, Precision Machine & Mill Work, Complete Engine & Chassis Wiring EFI Conversions, Air Conditioning Conversions & Repairs, Complete Parts Department & Showroom, and Auto Repair facility operated under the previous zoning of "Light Industrial". Current zoning is RM1 based on the new overlay; however, the adjacent properties to the West are all zoned "IL - Light Industrial". Therefore, the City has expressed it may be possible to perform a zone change. Further, if the future use is inline with the past uses, the proposed use may be deemed acceptable. Buyer to verify with City during an escrow. Agents are happy to assist.



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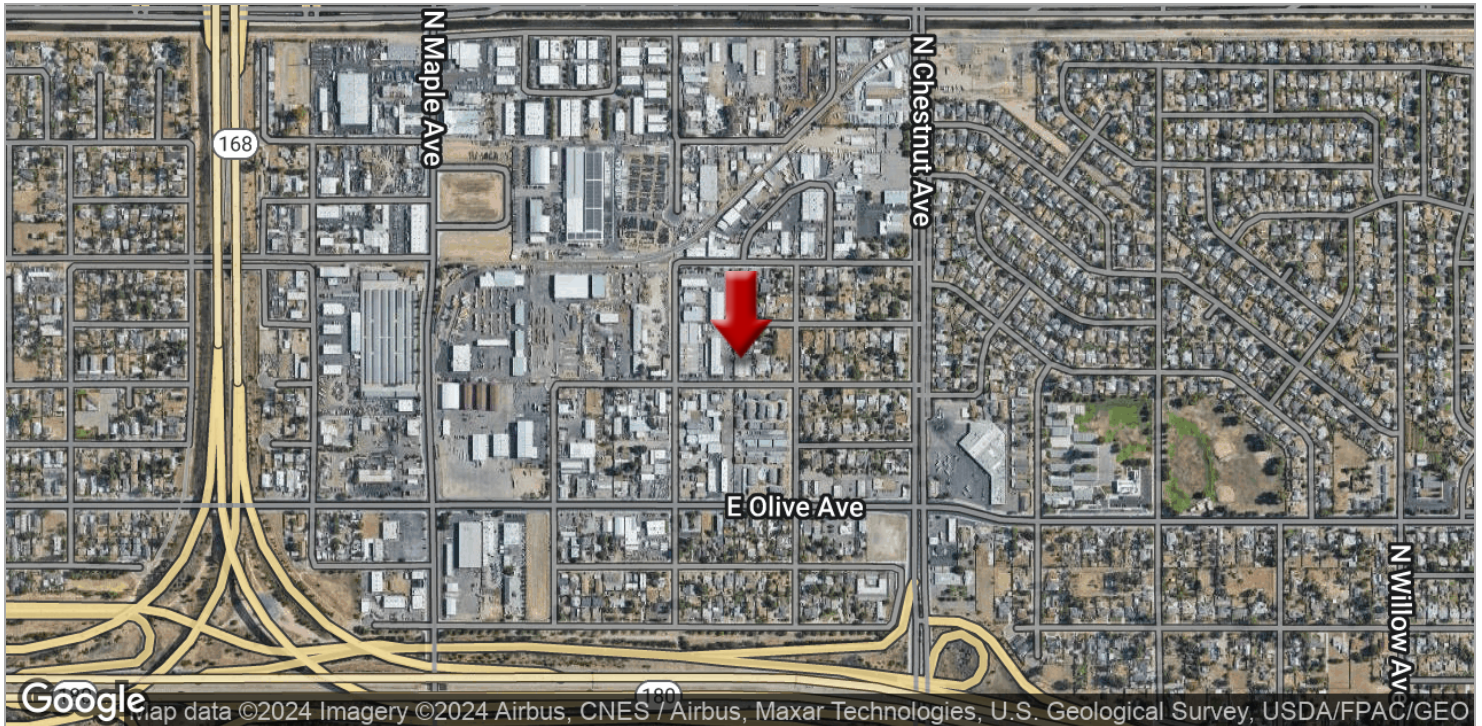
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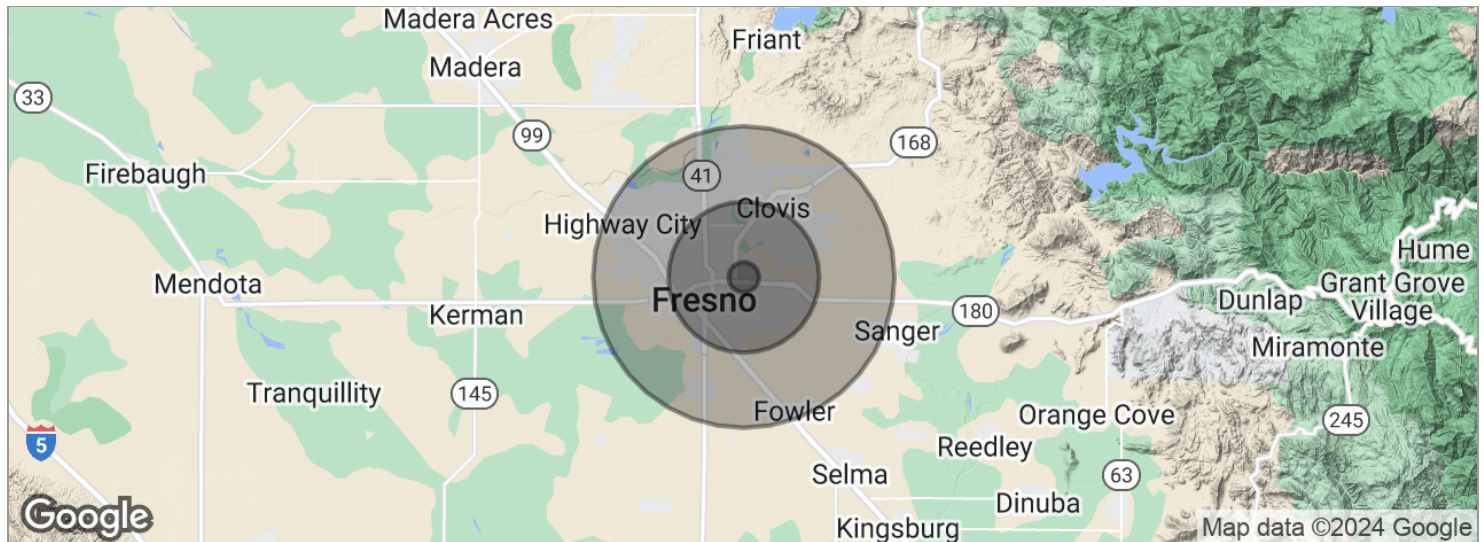
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	928	28,042	107,011
Median age	31.2	32.0	29.1
Median age (male)	30.8	30.8	27.7
Median age (Female)	33.0	33.3	30.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	255	7,287	26,126
# of persons per HH	3.6	3.8	4.1
Average HH income	\$72,005	\$66,090	\$56,596
Average house value		\$319,513	\$324,916
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	62.4%	62.1%	67.9%
RACE (%)	1 MILE	5 MILES	10 MILES
White	78.9%	75.7%	76.1%
Black	2.8%	5.3%	5.5%
Asian	1.5%	2.5%	2.1%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.4%	1.4%	1.2%
Other	11.5%	10.6%	11.5%

* Demographic data derived from 2020 ACS - US Census

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