LAND FOR SALE

DOWNTOWN FRESNO SERVICE COMMERCIAL PARCEL

848 N Abby St, Fresno, CA 93701

SALE PRICE:	$125,000
LOT SIZE:	0.19 Acres
MARKET:	Downtown Fresno Commercial Parcel
APN #:	452-146-01
ZONING:	NMX
CROSS STREET:	Olive Ave

PROPERTY FEATURES

- ±142' Wide By ±64' Deep (0.193 Aces)
- Lot Above Street Grade
- Infill Location Surrounded By Established Businesses
- Excellent Access to CA-41, CA-99 and HWY 180/168
- Prime Corner Commercial Lot w/ Flexible Zoning
- Quick Freeway Access
- Many Nearby Amenities
- All Utilities Stubbed to Site
- Close to Public Transportation

KW COMMERCIAL
7520 N. Palm Ave #102
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PROPERTY OVERVIEW

Fully improved and partially fenced ±0.193 Acres of shovel ready commercial land located very close to Highway 41. Electricity, Gas, Water and Sewer lines are at the site with curb and gutter (former building pad). The City of Fresno made a significant investment in new road infrastructure in the area and has been supportive of a variety of commercial developments in the proximity. The property has quick access to CA-41, CA-99 and HWY 180/168, which allows for convenient access to all the major highways in the area. The zoning is very flexible and allows for a variety of commercial uses. Land is available For Sale!

LOCATION OVERVIEW

This property is located on Abby St with visibility of HWY 180, the property is between Blackstone Ave and Fresno St. Just North of HWY 180 and east of CA-99. Easy access to CA-41, CA-99. HWY 180/168.

Fresno is a city in and the county seat of Fresno County, California, United States. It covers about 112 square miles (290 km2)[12] in the center of the San Joaquin Valley, the southern portion of California's Central Valley. Fresno is near the geographical center of California. It lies approximately 220 miles (350 km) north of Los Angeles, 170 miles (270 km) south of the state capital, Sacramento, and 185 miles (300 km) southeast of San Francisco. Yosemite National Park is about 60 miles (100 km) to the north, Kings Canyon National Park is 60 miles (100 km) to the east, and Sequoia National Park is 75 miles (120 km) to the southeast.

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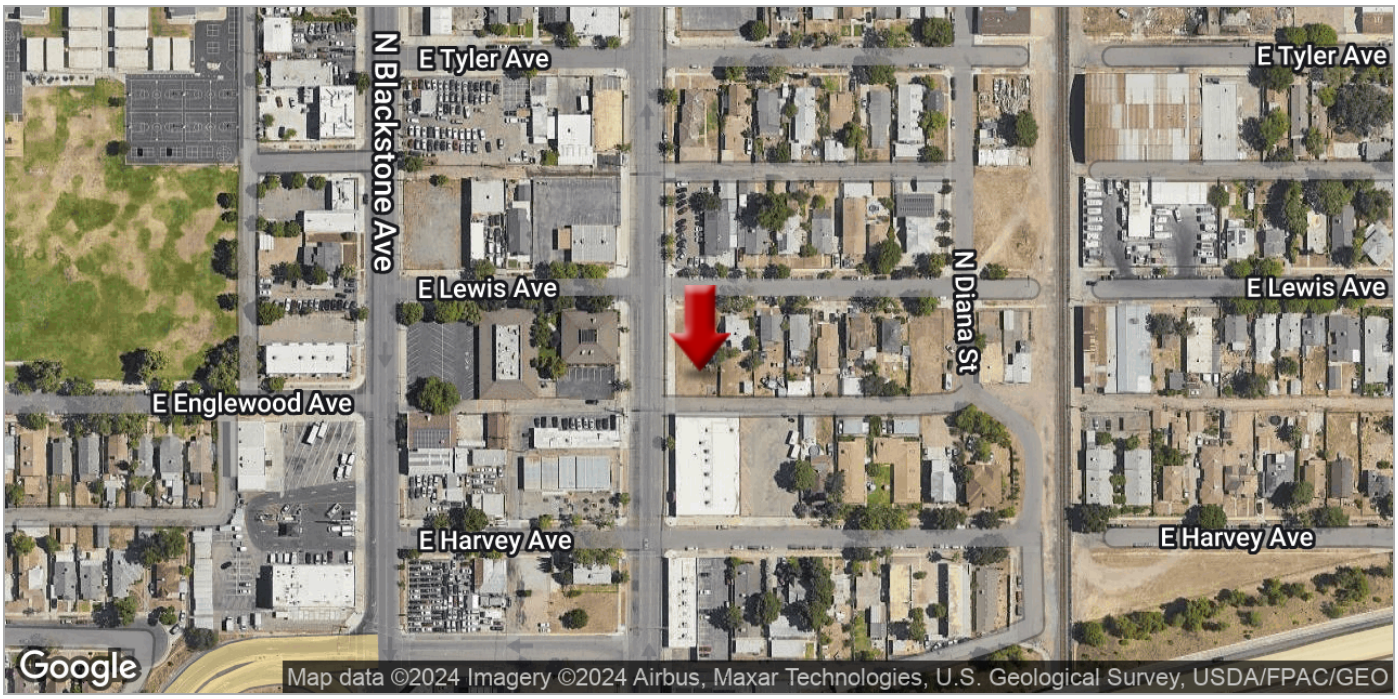

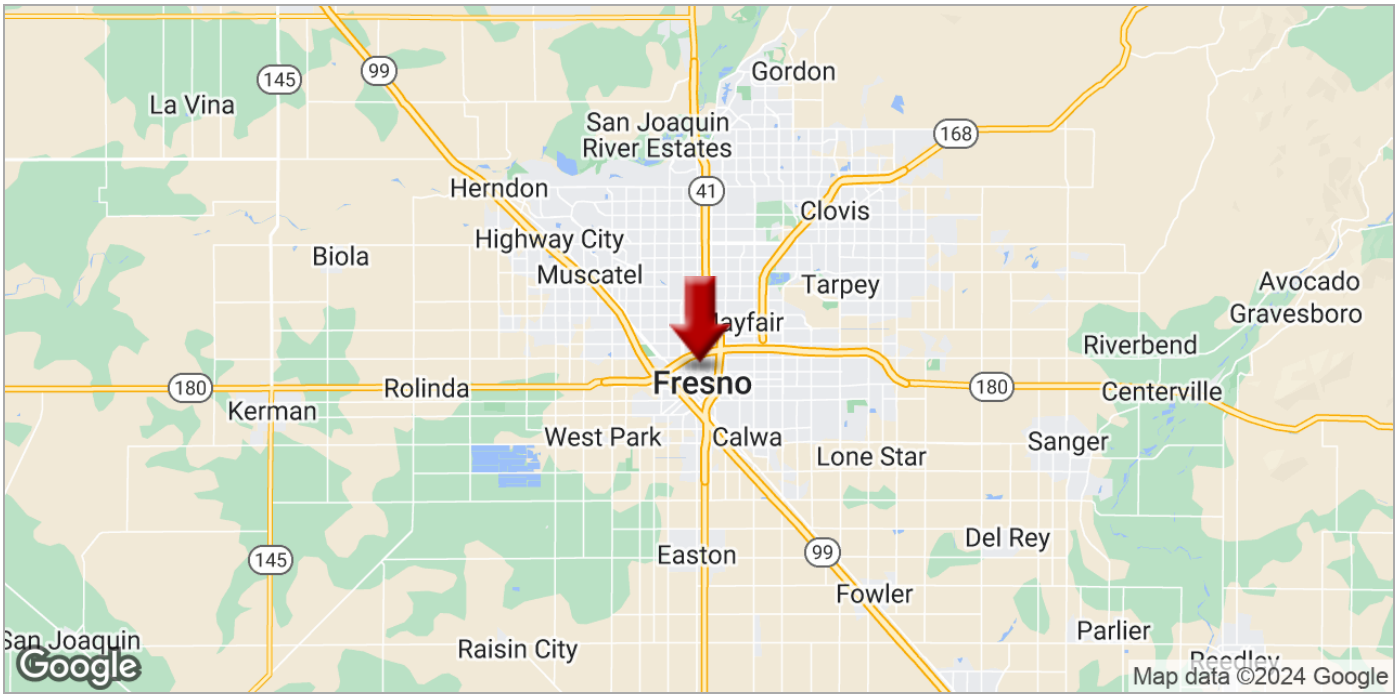

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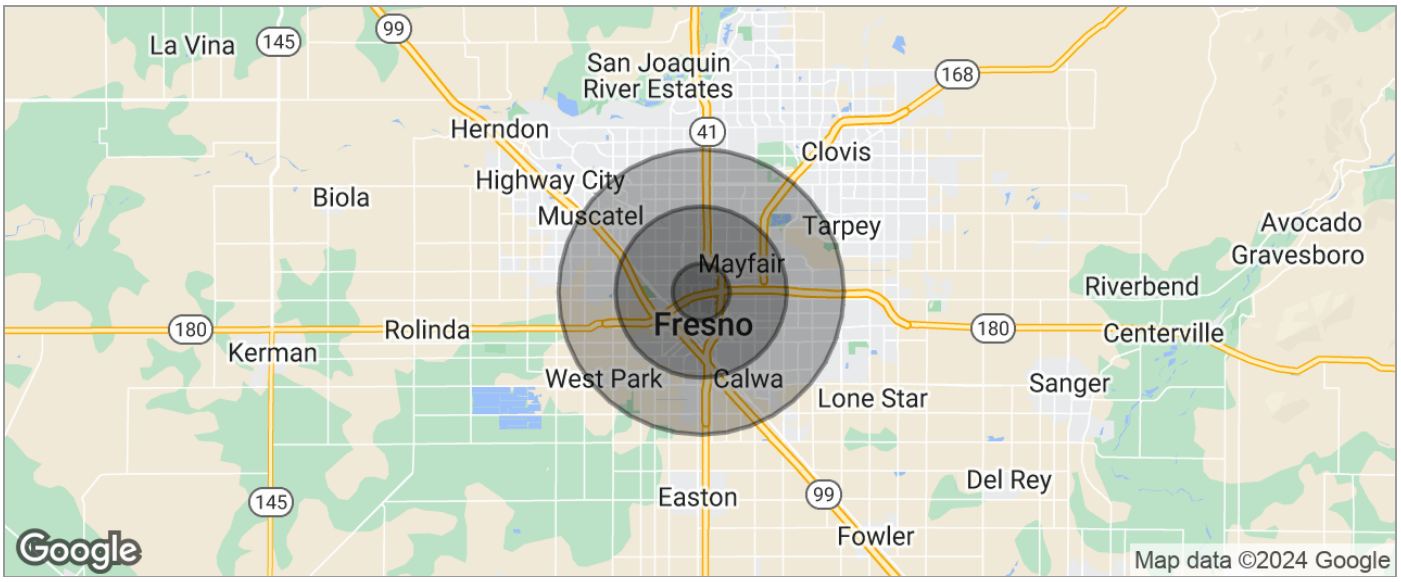

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,154	183,203	372,947
MEDIAN AGE	24.3	26.8	28.0
MEDIAN AGE (MALE)	23.7	26.5	27.3
MEDIAN AGE (FEMALE)	25.7	27.7	28.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,660	52,468	114,760
# OF PERSONS PER HH	3.8	3.5	3.2
AVERAGE HH INCOME	$36,388	$38,947	$43,061
AVERAGE HOUSE VALUE	$216,691	$214,438	$226,751

RACE	1 MILE	3 MILES	5 MILES
% WHITE	38.0%	44.1%	47.5%
% BLACK	5.0%	6.6%	8.1%
% ASIAN	17.4%	12.1%	12.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.2%	1.2%	1.1%
% OTHER	36.9%	32.4%	26.8%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	69.9%	62.9%	55.2%

** Demographic data derived from 2020 ACS - US Census*

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