

RETAIL FOR SALE

±2,590 SF WELL KNOWN BUILDING IN CHOWCHILLA, CA

901 Lake Ave, Chowchilla, CA 93610



Sale Price

\$175,000

OFFERING SUMMARY

Building Size:	2,590 SF
Price/SF:	\$67.56
Available SF:	±2,590 SF
Lot Size:	0.321 Acres
Year Built:	1968
Zoning:	R-M-5 Medium Density Residential
Market:	Fresno
Submarket:	Chowchilla
Cross Streets:	Lake Ave & 9th St
APN:	001-064-004

PROPERTY HIGHLIGHTS

- ±2,590 SF Building Located in North Chowchilla
- Functional Layout w/ Endless Opportunities (FMR Church)
- Easy Access From 2 Entrances/Exits | Fully Fenced Parking Lot
- (3) Rooms, (2) Large Open Areas, (2) Restrooms & Kitchenette
- Walk-able Location | Densely Populated Trade Area
- Great Exposure Blocks Within The Center of Chowchilla
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Ample Private Parking w/ Multiple Access Points
- Close Proximity To Pheasant Run Golf Club & Chowchilla Airport
- Walking Distance to Many Local and National Employing Businesses
- Great SBA Loan Candidate w/ 10% Down!

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PROPERTY DESCRIPTION

±2,590 SF well known freestanding building located off Lake Ave in Chowchilla, CA. Former Church with a wide-open building with reception area, storage, open rooms, & restrooms. Vehicle access with parking in the front and rear in a very walk-able area (dense downtown location). The property offers an open layout consisting of a large open retail area formally used as a Church/meeting group. Great potential for a variety of uses including Retail, Reception Hall, Dance Studio, Dance, gymnastics, martial arts studios, Religious Services, Roller Rink, and more. Improvements needed: new paint, floor, & roof repair. The visibility offers a tremendous draw of traffic from the nearby retailers and neighborhoods. The property is fully gated & features a private parking lot with 20 parking spaces as well as ample street parking.

LOCATION DESCRIPTION

The property is located at the corner of Lake Ave & 9th St in Chowchilla, CA. The property is North of Riverside Ave, South of Lake Ave, East of 10th St and West of 9th St. Location provides easy nearby access to Highway 99 & 233 on/off ramps and to several nearby retail amenities. Chowchilla is a rural city in Central California, with one of its greatest features being its location. The community is located between Fresno and Merced, with nearby pulls to the Sierra Nevada Mountains, the Pacific Coastline, Yosemite National Forest, and the Bay Area. Chowchilla, California, in Madera county, is 17 miles SE of Merced, California and 37 miles NW of Fresno, California. The city is conveniently located inside the Fresno metropolitan area.



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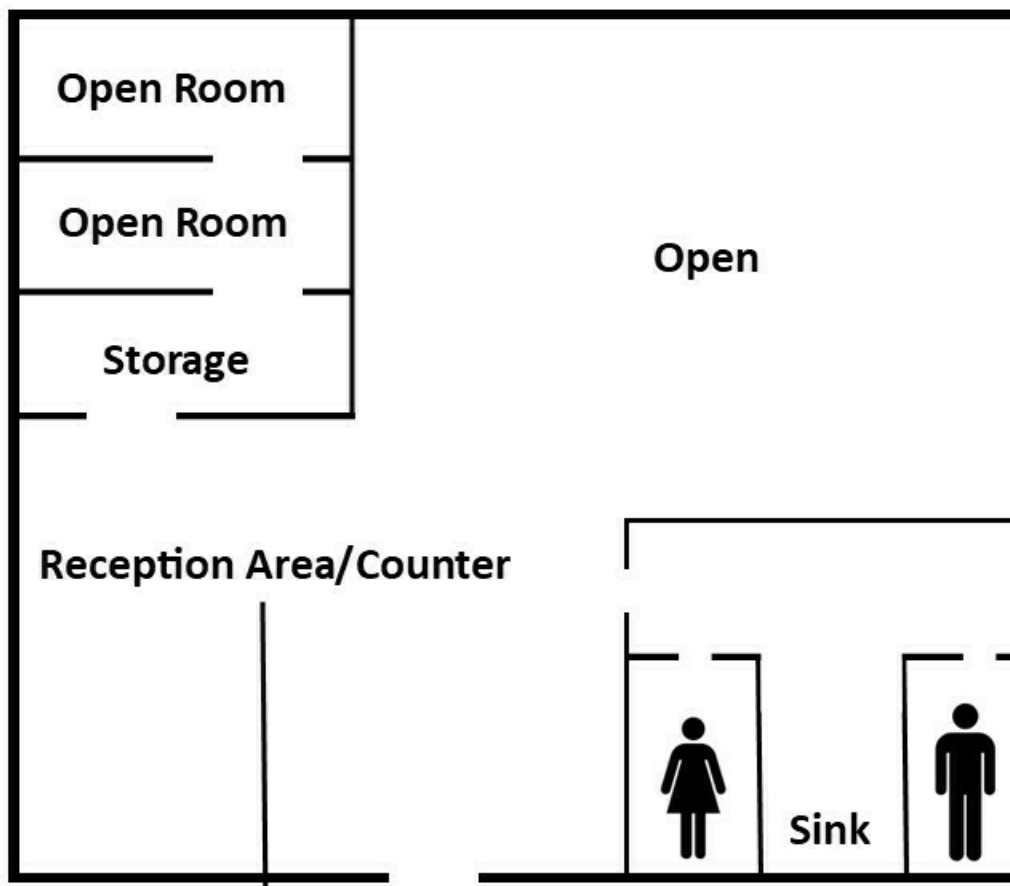
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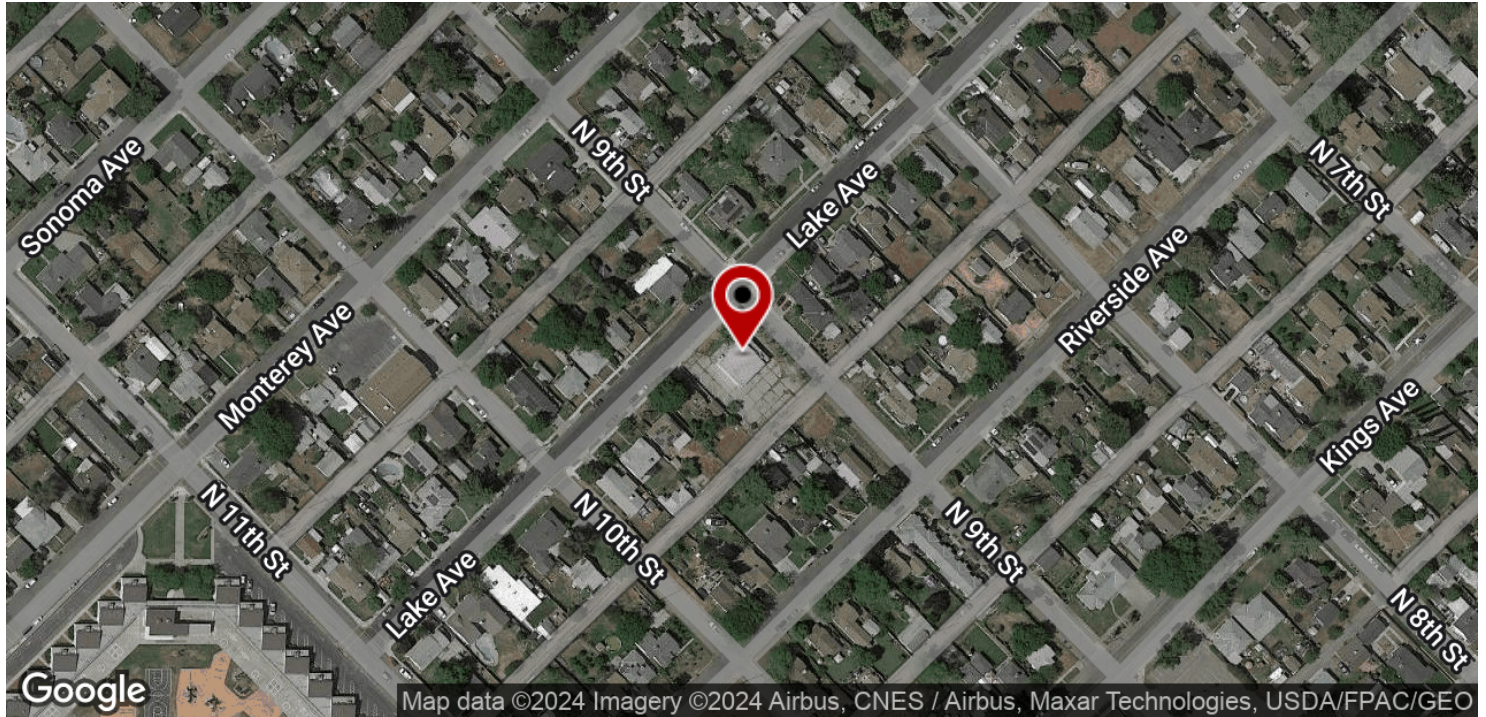
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