

# 4588 W Shaw Ave, Fresno, CA 93722-6207



## High Visibility Light Manufacturing Property For Sale

<b>APN</b>	509-050-06
<b>Size</b>	2.71 acres or 118,047± SF
<b>Building</b>	± 10,000 SF±; (needs new roof at minimum) Enough land for additional 20,000 SF± buildable
<b>Zoning</b>	C-M/ C-Z (Commercial and light manufacturing)
<b>Price</b>	\$1,370,000 - Land includes all improvements
<b>Terms</b>	Will consider carrying 1st Trust Deed with reasonable down payment
<b>Traffic Counts</b>	45,000 cars per day (Shaw Ave)



For Further information contact:

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