

OFFICE BUILDING FOR SALE

3995 N FRESNO ST. FRESNO CA

APPROXIMATELY 3800 SF

\$618,000

Contact Bob Hooke 559-225-5952
Par 4 Properties CA RE License 00620183



Located in a gated, 10 building PUD. with 4 owners..
PUD is professionally managed. Association pays water,
sewer, trash and common area maintenance.

5 of the buildings are being offered for sale by one owner.
The 5 buildings total approx 16,600 sf (41% of complex)
Total Asking Price \$2,575,000.

Excellent parking, fully occupied, well landscaped.
Close to freeway 41 on-ramp at Ashlan Ave.

Professional/ clerical office uses.

Building was built in 2009 and is "clear span". Any interior
walls may be moved.

3995 N Fresno St



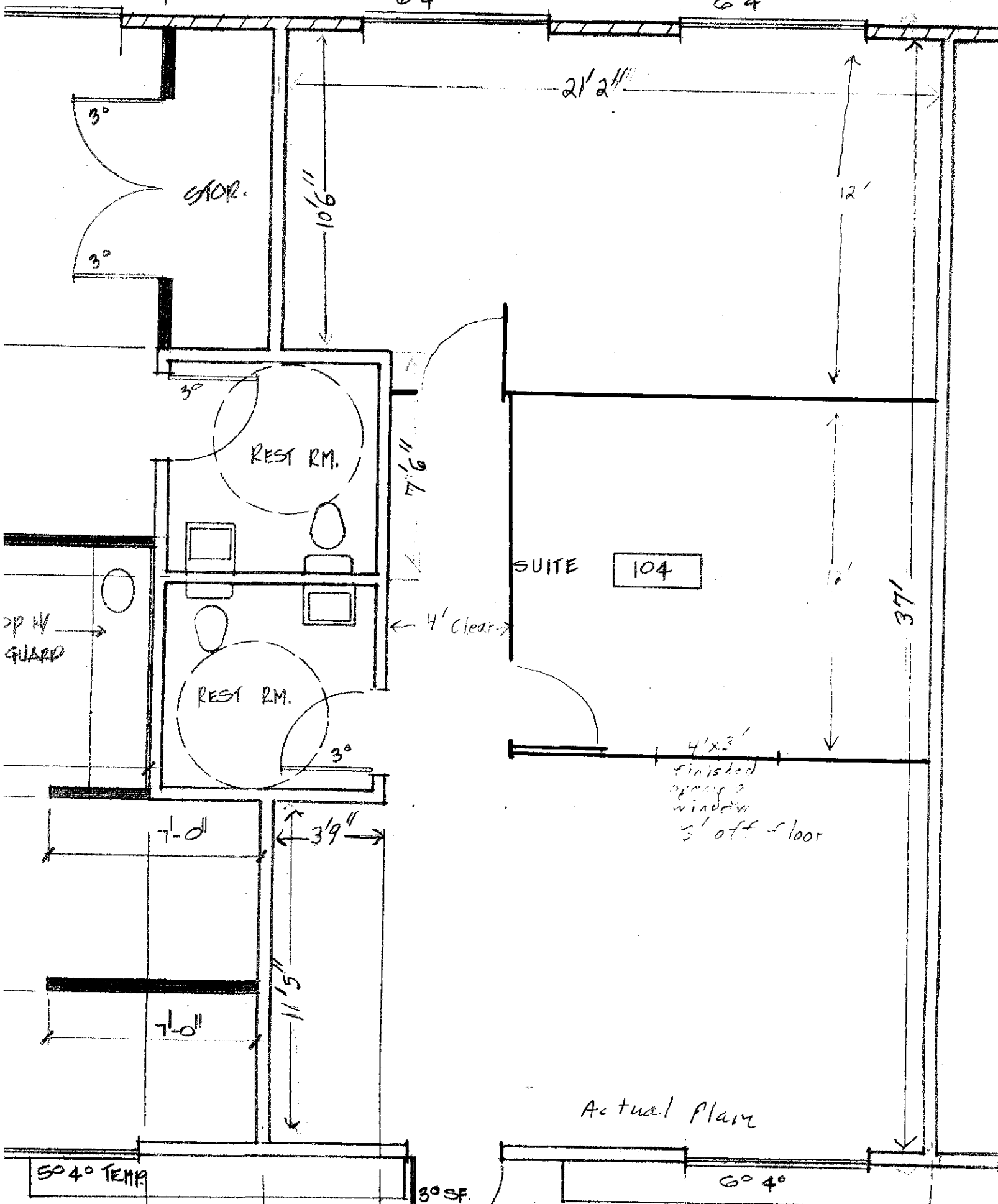
264-3375

3995 N. Fresno #104

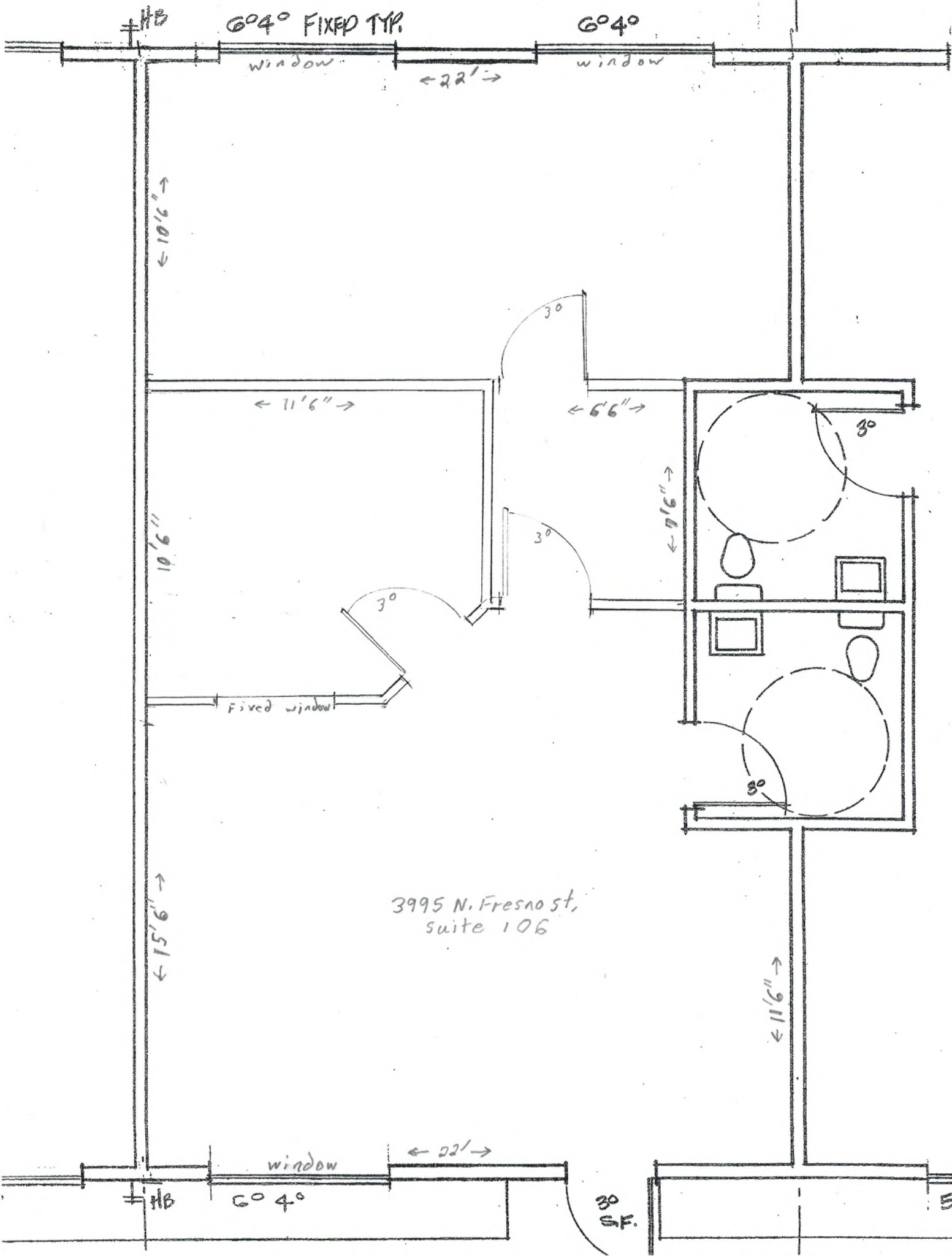
approximate 7.5"

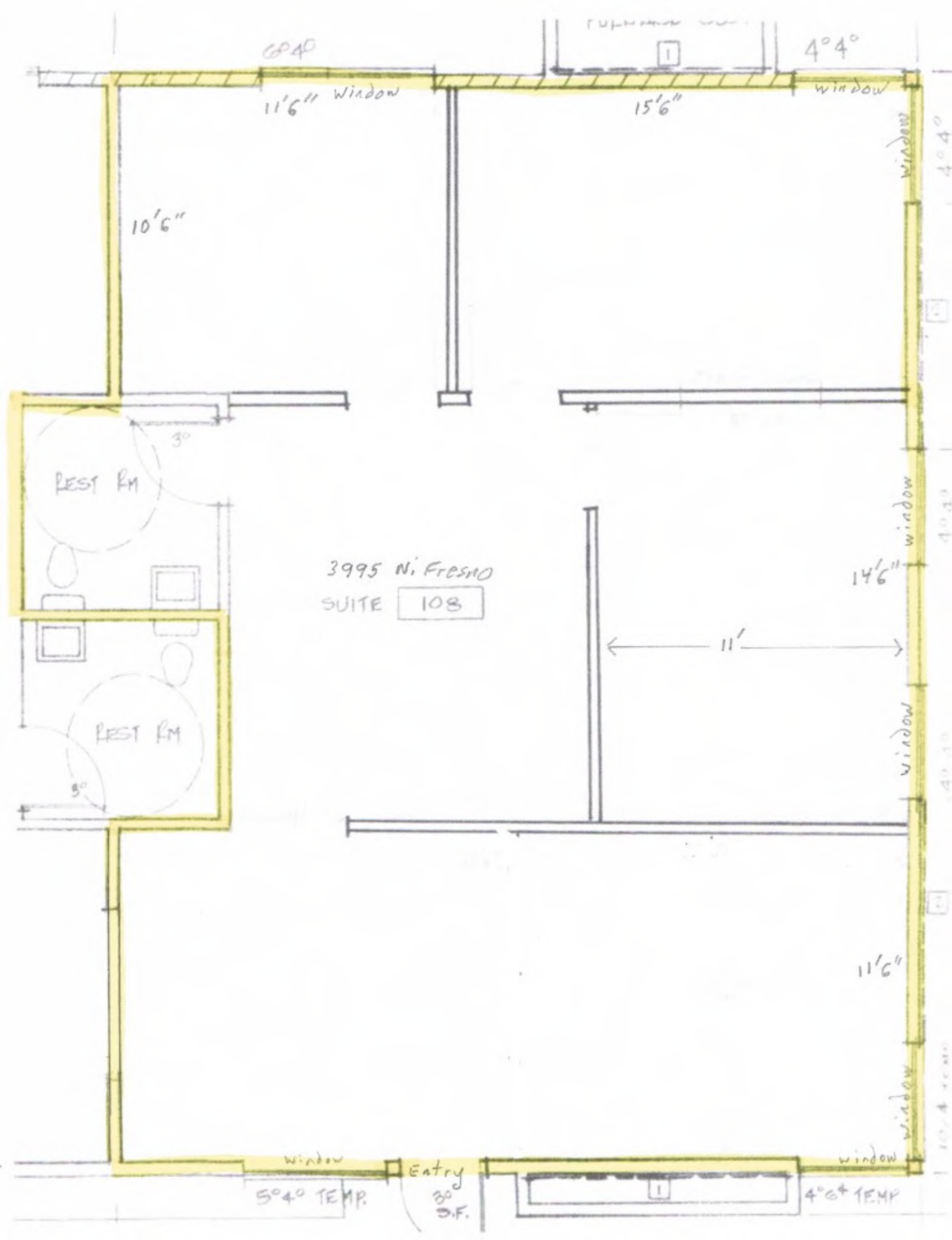
6°4°

6°4°



Actual Plan





3995 N Fresno St
Income - Expense 2023

Income	Amount
Rental Income	46,147
Total Income	46,147

EXPENSES	AMOUNT
Advertising	98
Commissions	200
Repairs	16
HOA dues paid	6,728
Utilities	10
Internet & phone	234
Insurance	1,811
Legal and Professional Fees	5,583
Cleaning and Maint	339
Property taxes	5,197
Total Expenses	20,215
Net 2023	25,932

3995 N Fresno St
Income - Expense 1/1/24-6/30/24

Income	Amount
Rental Income	20,982
Total Income	20,982

EXPENSES	AMOUNT
Advertising	15
Management Fees	101
Repairs	703
HOA dues paid	3,497
PG&E	41
Internet & phone	50
Subscriptions	105
Property taxes	3,567
Total Expenses	8,077

Net 1/1/24-6/30/24	12,905
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