

OFFICE BUILDING FOR SALE

4041 N FRESNO ST. FRESNO CA

APPROXIMATELY 3120 SF

\$490,000

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



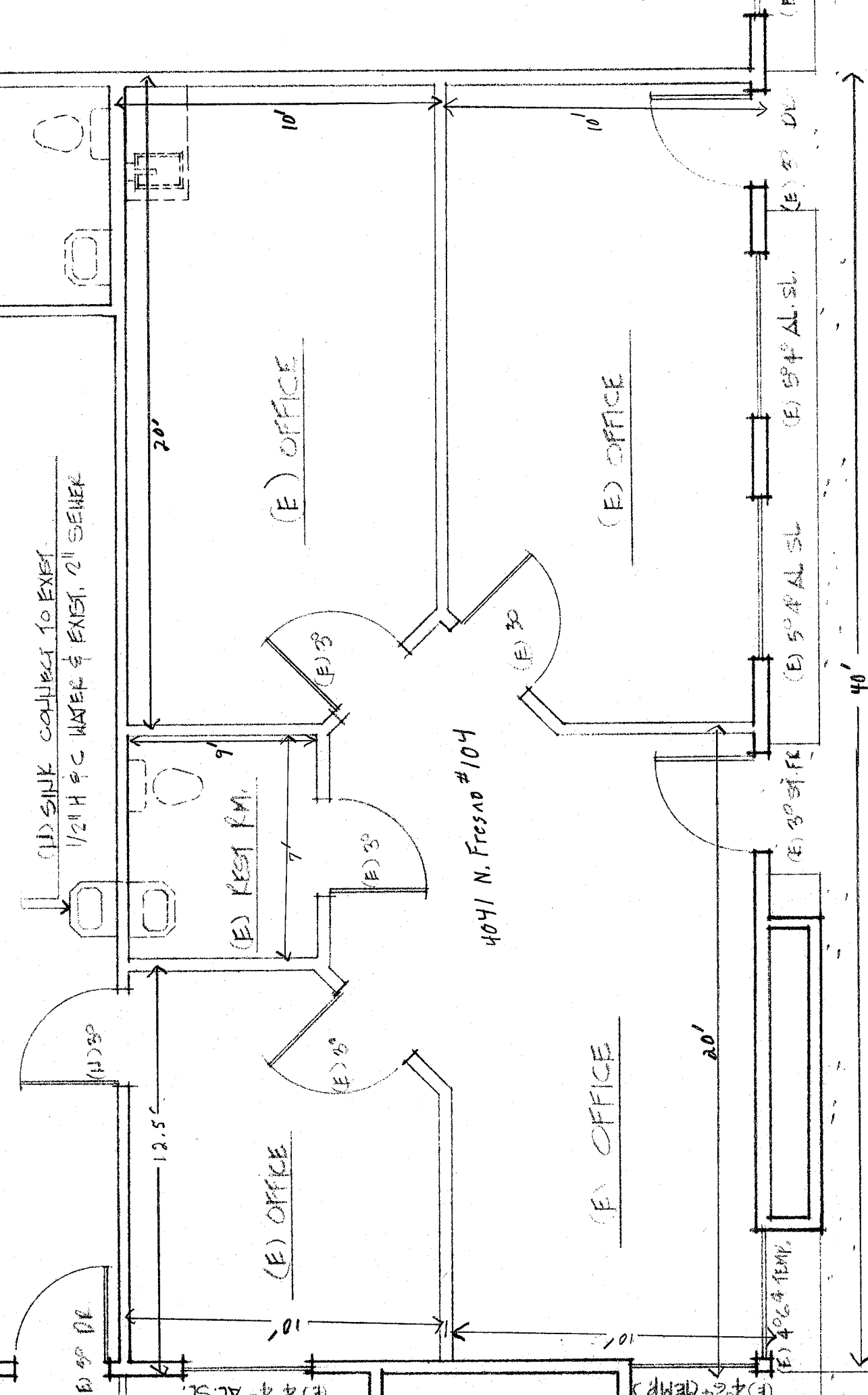
Located in a gated, 10 building PUD. with 4 owners..
PUD is professionally managed.
Association pays water, sewer, trash and common area maintenance.

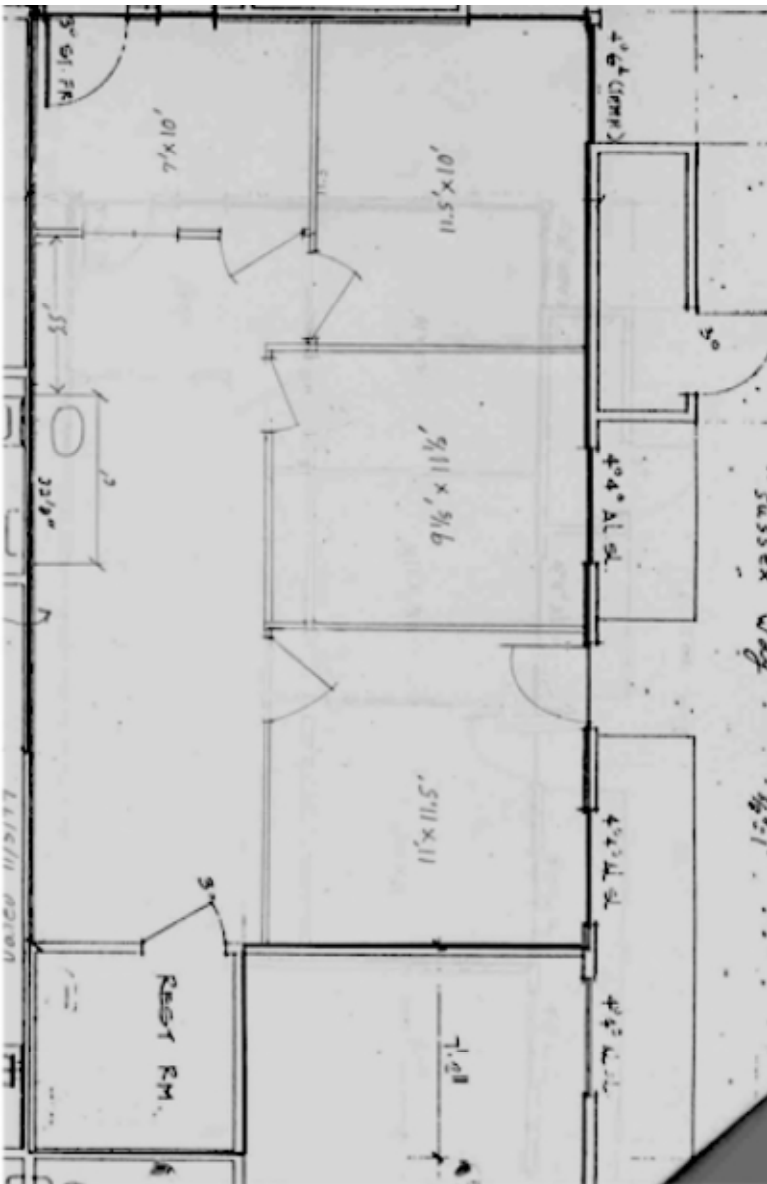
5 of the buildings are being offered for sale by one owner.
The 5 buildings total approx 16,600 sf (41% of complex)
Total Asking Price \$2,575,000
Each building may be purchased separately.

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

Professional/ clerical office uses.

Building is "clear span". Any interior walls may be moved.





4041 N Fresno St

Income - Expense 1/1/24 - 6/30/24

Income	Amount
Rental Income	21,036
Total Income	21,036

EXPENSES	AMOUNT
Repairs	143
HOA dues paid	2,638
Internet & phone	101
Property taxes	2,866
Taxes	800
Total Expenses	6,547

Net 1/1/24-6/30/24	14,489
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4041 N Fresno St
Income-Expense 2023

Income	Amount
Rental Income	42,378
Total Income	42,378

EXPENSES	AMOUNT
Commissions	200
Repairs	323
HOA dues paid	6,059
Insurance	1,800
Property taxes	3,695
Business License, Fee, etc	167
Total Expenses	12,244
Net 2023	30,133