

OFFICE BUILDING FOR SALE

4045 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.

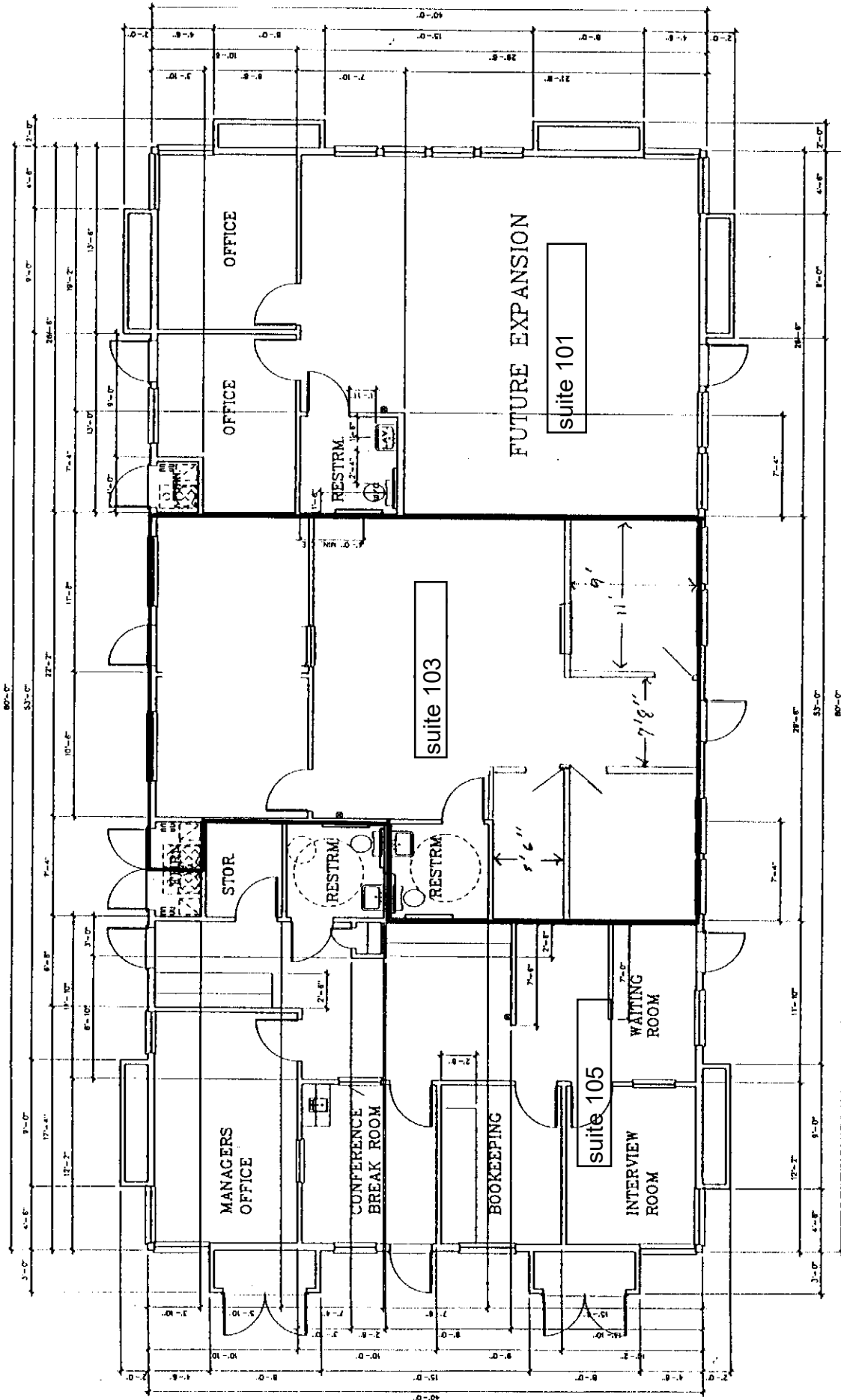
Building is "clear span". Any interior walls may be moved.

4045 N Fresno St, Fresno CA





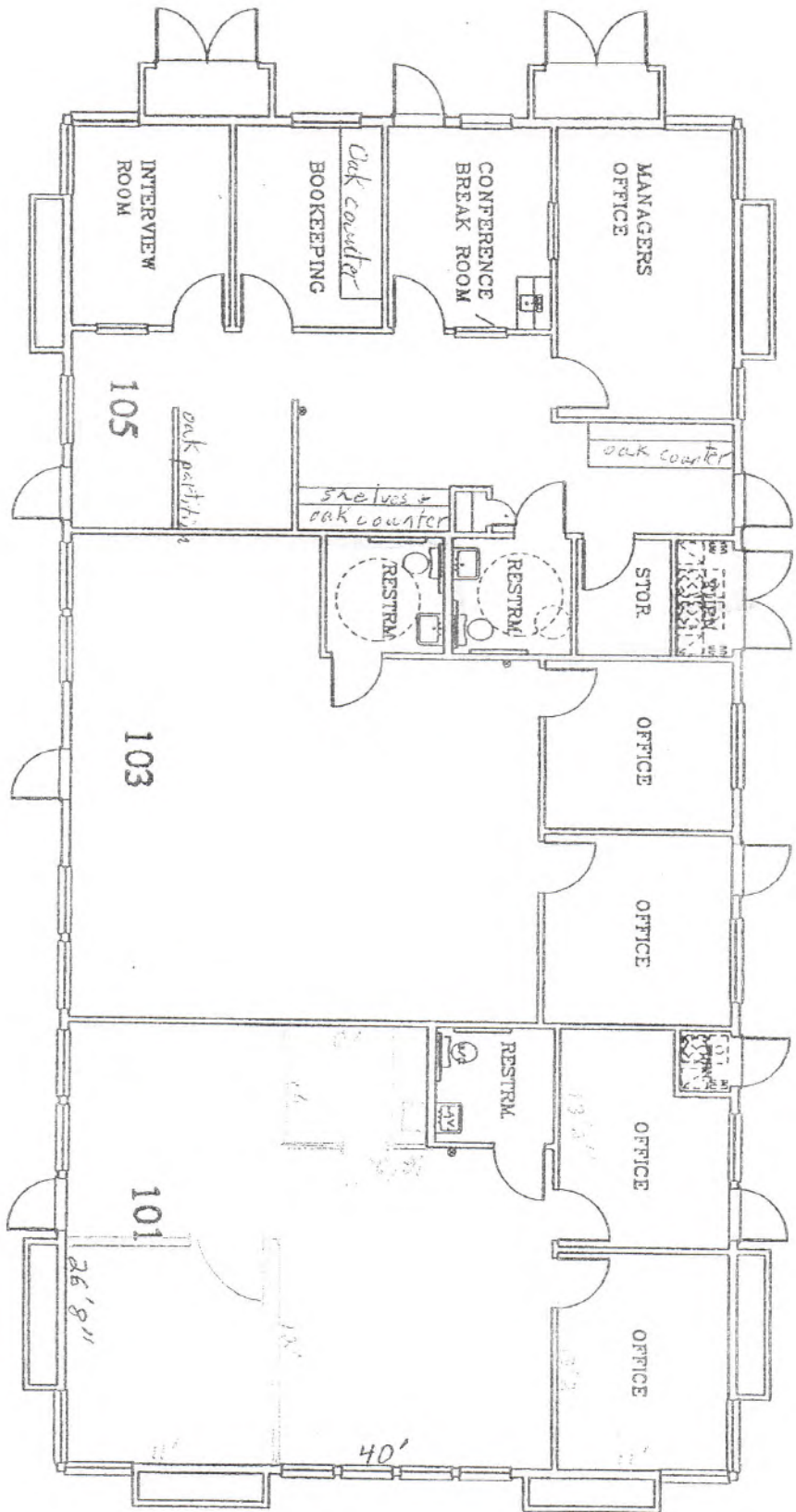
4045 N Fresno suite 101



FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 3,200 Sq. Ft.

4045 N. Fresno

SUSSEX WAY



FRESNO STREET

4045 N. FRESNO



FLOOR PLAN
SCALE 1/4" = 1'-0"
3,200 Sq. Ft.

4045 N Fresno st

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

Income	Amount
Rental Income	23,851
Total Income	23,851

EXPENSES	AMOUNT
Repairs	469
HOA dues paid	2,638
Subscriptions	104
Cleaning and Maint	175
Property taxes	2,866
Total Expenses	6,251

Net 1/1/24-6/30/24	17,599
--------------------	--------

4045 N Fresno St
Income - Expense 2023

Income	Amount
Rental Income	40,002
Total Income	40,002

EXPENSES	AMOUNT
Commissions	200
Repairs	1,567
HOA dues paid	5,886
Internet & phone	53
Insurance	1,800
Cleaning and Maint	22
Property taxes	3,870
Total Expenses	13,398

Net 2023	26,604
----------	--------