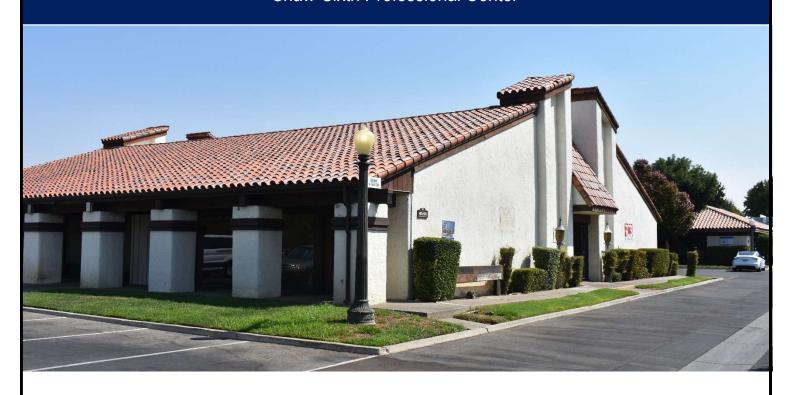
Office building for sale 5150 N. Sixth St., Fresno, CA

Shaw-Sixth Professional Center



Gross Building Size: 4950± Square Feet (Per tax records)

Sales Price: \$575,000.

Terms: All Cash or Seller financing available to qualified buyer with 25% down.

<u>Description:</u> Multi- Tenant office building located in Shaw-Sixth Professional Center.

The building is divided into six individual suites. The spaces have been designed to accommodate smaller tenants and can be combined as needed. The spaces are well kept and in move in condition. Great building for an owner-user or investor. Operating expenses furnished upon request.

Exclusively listed by:



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We believe the information herein to be correct. It has been obtained from sources we deem reliable, but has not been verified. Broker assumes no liability for any errors or omissions. Broker is not an expert and is not qualified to advise on legal, tax, insurance, ADA, construction, soils, engineering, hazardous waste, code violations, title, fire, safety or other matters pertaining to the property that would require specific skills, licenses or expertise. Prospective buyers are advised to conduct their own investigation and obtain the services of their own experts in these fields.

5150 N. Sixth St., Fresno CA

Suite	Size s/f	Description
160	924	Occupied-Dental Lab
161	789	VACANT-Reception, work area private office
162	762	VACANT- Reception, storage, 2 private offices.
165	748	VACANT- Open room, work-break rm., 2 private offices.
167	574	Occupied- Casino Gaming School
169	1153	Occupied-Counseling Service
Total	4950	



