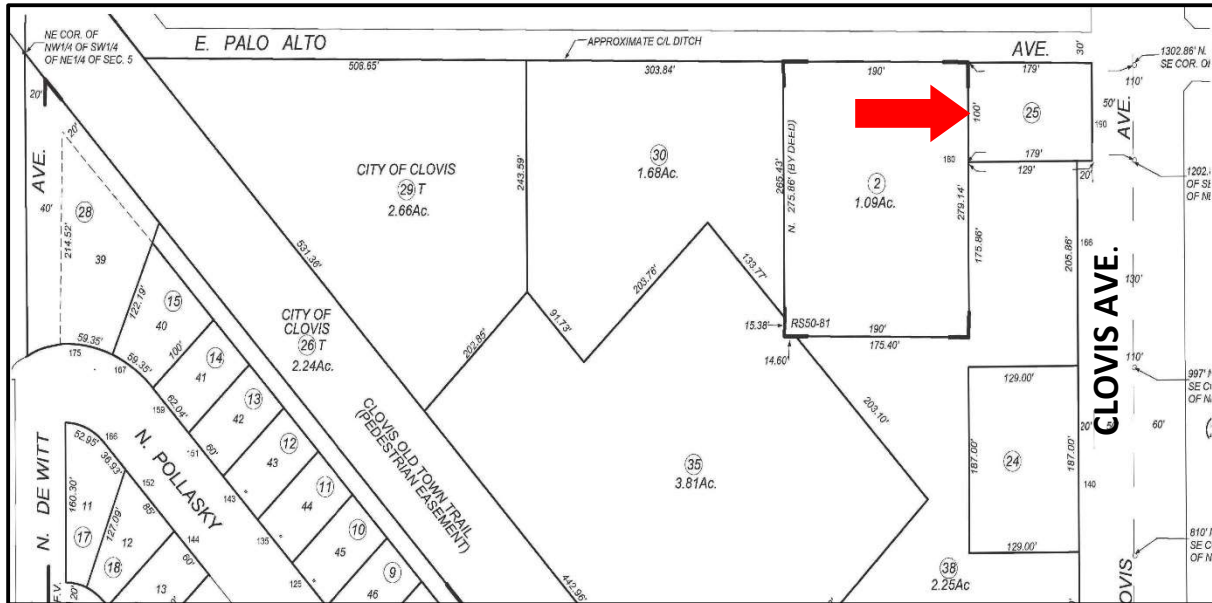


# Development Land for Sale

## 190 N. Clovis Ave., Clovis, CA



**Lot Size:** 12,900± square feet  
Size per tax assessor- Buyer to confirm size.

**Zoning:** PCC- Planned Commercial Center

**Sale Price:** \$350,000.00.

**Terms:** All cash at close of escrow.

**APN:** 491-110-25

**Description:** Development land located near Herndon Ave and close to Freeway 168. The property is part of the Golden Triangle, which is a Planned Commercial Center. There is a proposed main entrance to the complex on the north side of the property and a potential signal light at Palo Alto Ave. which would make parcel a corner lot. Seller is a licensed Real Estate Broker in the State of CA.

The Property is zoned PCC-Planned Commercial Center which allows for a variety of uses. Some of the possible permitted uses for the center are:

- Hotel
- Medical or Dental office
- General Office
- Insurance or Financial Planning office
- Restaurant
- Pharmacy
- Retail- Mixed use
- Fast food
- Bank or Credit Union

Exclusively listed by:



**Davis Commercial**  
Real Estate Services

For more Information Contact:

Jeff Davis, Broker  
559.324.1818 Office  
559.281.2000 Cell  
559.324.1040 Fax  
jeffdavis@pacbell.net  
BRE# 00849011

401 Clovis Avenue, Suite 209, Clovis, CA 93612

Disclaimer: 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, Americans With Disabilities Act (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.

