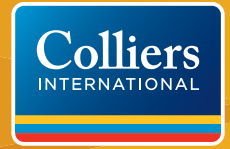


FOR SALE OR LEASE > OFFICE COMPLEX

# 3100 Willow Avenue

CLOVIS, CALIFORNIA 93612



## For Sale or Lease > Office Space

Single story garden style office condo, professionally maintained in a desirable Clovis office park. Located close to Freeway 168 near shopping, restaurants, banking and other amenities.

- > Suite 101: Approximately 770 RSF (Available with 60 days notice)
- > Suite 102-107: Approximately 770 - 4,633 RSF (can be split or combined)
- > Lease Rate: \$0.90 PSF, plus utilities and janitorial



## Building Amenities

- > Centrally located at the corner of Willow Ave. and Ashlan Ave.
- > Ample Parking On Site
- > Centrally Located between Highway 41 & Highway 99
- > Great Owner/User Opportunity with investment revenue
- > Value Add Property
- > APN: 430-493-29
- > Tenant Improvements Negotiable
- > Building Size: 5,488 SF
- > Lease Term Negotiable

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FOR SALE OR LEASE > OFFICE COMPLEX

# 3100 Willow Avenue

CLOVIS, CALIFORNIA 93612

## PROPERTY SUMMARY

Location:	Located on northeast corner of Willow Avenue and Ashlan Avenue in quiet, professional Clovis office park.	
Building Area:	Approximately 5,488 square feet	
Land Area:	Approximately 0.57 acres (24,829 sf)	
APN:	430-493-29	
Purchase Price:	\$465,000 (\$84.73 psf)	
Lease Rate:	\$0.90 psf. Tenant to pay for utilities and janitorial service.	
Year Built:	1984	
Available:	Immediately	
Lease Term:	Negotiable	
Construction:	Single-story, masonry/stucco	
Utilities:	Water - City of Clovis Sewer - City of Clovis	Trash Removal - City of Clovis Electrical/Gas - PG&E

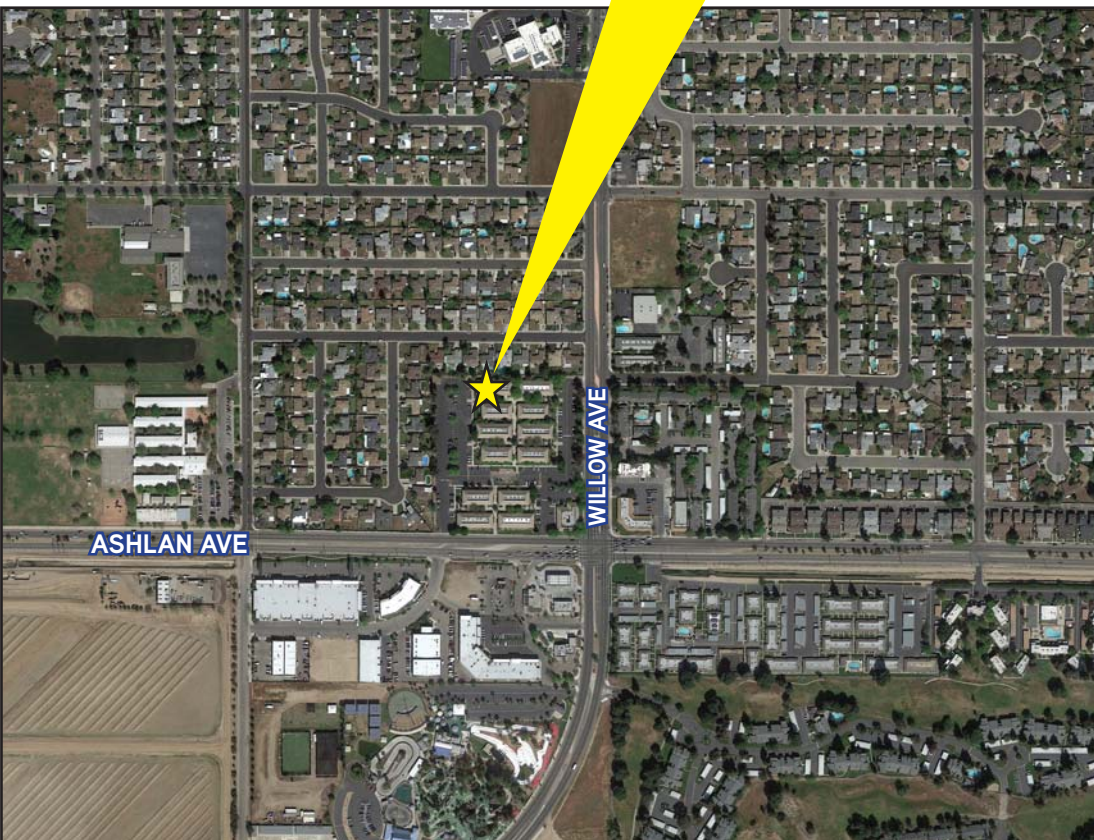
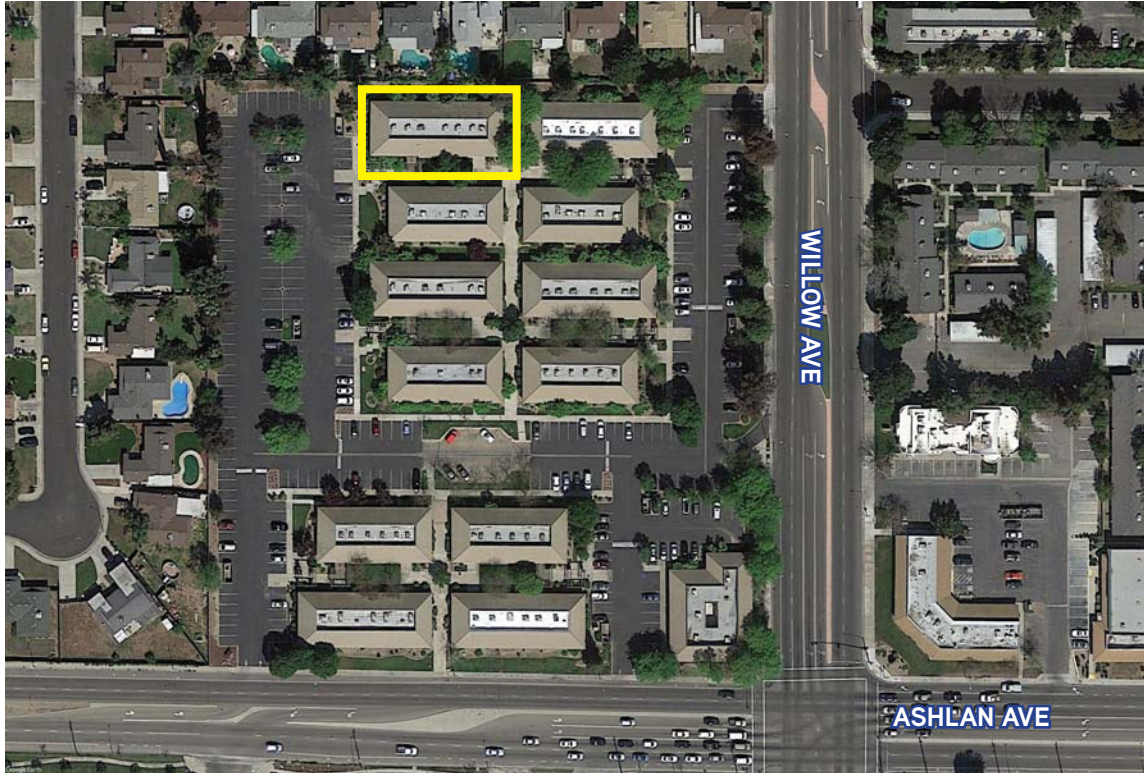


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# 3100 Willow Avenue > Aerial

CLOVIS, CALIFORNIA



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