

### HOMES (For Sale)

CUSTOM 3 BEDROOM, 2 ½ BATH HOME W/ 3-CAR GARAGE - 2 blocks north of Fig Garden Village. 2,546 sq. ft. Price: \$309,500. 5331 N. Roosevelt Ave., Fresno (Palm & San Pablo).

CUSTOM 4 BEDROOM, 3 ½ BATH HOME - In Royal Coach Estates. 3-car garage. 3,297 sq. ft. Newly remodeled. Price: \$589,950. 2772 W. Alluvial Ave., Fresno (Van Ness & Alluvial).

### APARTMENTS (For Sale)

7 UNITS WITH GARAGES - Remodeled. 11 cap rate. Price: \$364,000. 527 N. Fresno St., Fresno (Fresno & White).

CLOVIS QUALITY 6 UNITS WITH GARAGES - 3 & 2 bedroom, 2 bath units. Price: \$775,000. 1047-1055 Adler & 1026-1038 Tollhouse, Clovis (Barstow & Willow).

12 QUALITY CONDO UNITS ADJACENT TO FIG

GARDEN VILLAGE - 2 & 1 bedroom units. Price: \$1,450,000. 5023-5053 N. Roosevelt, Fresno (Palm & Shaw).

### COMMERCIAL (For Sale)

OFFICE/RETAIL BUILDING - 2 tenant spaces totaling 1,756 sq. ft. Price: \$69,000. 1126 & 1130 N. Fresno St., Fresno (Fresno & Olive).

OAKHURST OFFICE/RETAIL BUILDING - 3,000 sq. ft. next to Grocery Outlet. Price: \$199,000. 40315 Junction Dr., #E, Oakhurst, CA (Highways 41 & 49).

STORE-RESTAURANT-U.S. POST OFFICE & APARTMENT - 3,469 sq. ft. Price: \$225,000. 55083 Point Road, Big Creek, CA. (Between Shaver Lake & Huntington Lake).

RETAIL BUILDING - 3,596 sq. ft. with large parking lot. Price: \$269,000. 33060 Road 159, Ivanhoe, CA (Road 159 & Azalea).

DOWNTOWN BUILDING - 8,700 sq. ft. Full Circle Brewing Co. Price: \$349,000. 620 F St., Fresno (F St. & Ventura).

MULTI-TENANT AUTOMOTIVE/RETAIL CENTER - Anchored by Meineke. Price: \$1,100,000. 3944-3952 N. Blackstone Ave., Fresno (Blackstone & Ashlan).

MOTEL - 107 units near Freeway 41. Across from Super Walmart. Price: \$1,900,000. 4061 N. Blackstone, Fresno (Blackstone & Ashlan).

### LOTS & LAND (For Sale)

C-1 ZONED LOT - 7,500 sq. ft. Price: \$50,000. 304 N. D St., Madera (between Third & Fourth).

SANGER APARTMENT LAND - 38,000 sq. ft. Price: \$159,000. 328 West Ave., Sanger (West & 5<sup>th</sup> St).

MADERA INDUSTRIAL LOT - 2 acres with sewer, water, curbs, street lights, and fire hydrants. Price: \$160,000. 2501 Mitchell Court, Madera (Granada & Almond).

4 ACRES OF RESIDENTIAL LAND - Ideal for single family, P.U.D., or apartments. Price: \$239,000. On the southwest corner of North Lake St. & Ellis St., Madera, CA.

### BUSINESSES (For Sale)

MEDITERRANEAN CASUAL DINING RESTAURANT - 1,400 sq. ft. Price: \$29,000. Clovis Area.

HARDWARE STORE OVER 60 YEARS IN BUSINESS! - Includes equipment and goodwill. Approximately \$300,000 of inventory. Price: \$125,000 plus inventory. Fresno, CA.

### BUSINESSES (Cont.)

REGIONAL NICHE PUBLICATION - Established in 1993. Price: \$79,000. (Central California).

PLASTIC SURGERY & MEDICAL SPA PRACTICE - Over 15 years in business. Price: \$325,000. Includes accreditation of outpatient surgery. Fresno.

MOTEL - 107 units near Freeway 41. Across from Super Walmart. Price: \$1,900,000. 4061 N. Blackstone, Fresno (Blackstone & Ashlan).

### FOR LEASE

VISIBLE FREEWAY OFFICE - Great sign exposure! 268 sq. ft. space. Includes PG&E. \$435/month. 2045 E. Ashlan Ave., #105, Fresno (Freeway 41 & Ashlan).

OFFICE SPACES - Great sign exposure! 1,039 sq. ft. for \$1,143/month and 1,667 sq. ft. for \$1,834/month. 670 & 674 E. Bullard Ave., Fresno (Bullard & First St.).

DELUXE OFFICE SPACE - 2,440 sq. ft. \$2,560/month gross (\$1.05/sq. ft.) 6700 N. First St., Suite 124, Fresno (First & Herndon).

FREESTANDING OFFICE BUILDING - 1,713 sq. ft. \$1,250/month gross (\$0.73/sq. ft.). 2210 N. Weber Ave., Fresno (Clinton & Freeway 99).

FREEWAY OFFICE/WAREHOUSE - 2,000 sq. ft. plus fenced parking lot. \$895/month. 1330 N. Hulbert, #104, Fresno (Olive & Freeway 99).

FREEWAY HIGHLY VISIBLE OFFICE/RETAILSPACE - Great sign exposure! 1,320 sq. ft. plus fenced parking lot. \$640/month. 1310 N. Crystal, #104, Fresno (Olive & Fwy 99).

FREEWAY HIGHLY VISIBLE OFFICE/RETAIL SPACE - Great sign exposure! 1,145 sq. ft. plus fenced parking lot. \$745/month. 1310 N. Crystal, #201, Fresno (Olive & Freeway 99).

FREEWAY/HIGHLY VISIBLE OFFICE, RETAIL OR WAREHOUSE - Great sign exposure! 2,860 sq. ft. plus fenced parking lot. \$1,500/month. 1310 N. Crystal, #201, Fresno (Olive & Freeway 99).

DOWNTOWN OFFICE/RETAIL SPACE - 1,800- 8,930 sq. ft. of available space. \$0.80 - \$1.00/sq. ft./month. 1250 Fulton, Fresno (Fulton & Merced).

DELUXE OFFICE/WAREHOUSE - Freestanding 9,980 sq. ft. building. 2 fenced yards. \$4,500/month sublease. 2960 N. Miami, Fresno (Shields & Clovis).

DELUXE OFFICE/WAREHOUSE - 5,000-10,000 sq. ft. Fenced yard. \$2,500-\$5,000/month gross. 4383 N. Knoll Ave., Fresno (Ashlan & Valentine or Shaw & Brawley).

### RON STUMPF'S CLASS

#### "MAKING MONEY IN REAL ESTATE"

Sponsored by: Clovis Adult Education

3 Tuesdays, 6:00 P.M. to 9:00 P.M.

Starting Sept. 6, 2016

Room B-5 at Clovis Adult School - Fee: \$77.00

### FOR RENT: PISMO BEACH

3 Bedroom 2 Bath + 2 car garage. 1,500 sq. ft. ocean view. 1 block to beach. Sleeps up to 8 people. \$269/night winter; \$319/night summer, \$319/night holidays, \$395/night special nights. Plus \$160 cleaning fee. Will give discount to friends