



For Sale or Lease

191 W. Shaw Avenue Fresno, CA

Multi-Tenant Office Building Available

Unlock the ideal setting for your business in the prime West Shaw Corridor. Our space provides ample parking for convenience and flexibility, while the available monument signage enhances visibility, helping you attract more customers. This multi-story office building, offers gated and secured parking located on the corner of Shaw and Del Mar Avenues.

Property Features

- **Size:** The two-story building spans approximately 21,208 square feet
- **Restrooms:** Shared exterior restrooms serve the building
- **Signage:** The property benefits from excellent visibility along Shaw Avenue
- **Location:** It is conveniently located close to Highway 41, enhancing accessibility
- **Parking:** The property includes an onsite gated parking lot for added security
- **Energy Efficiency:** The building is equipped with owned solar panels

Total Building Size:

±21,208
square feet

Contact us:

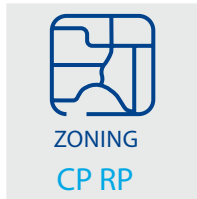
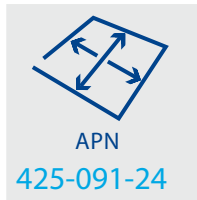
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Property Information



SALE PRICE:

\$3,500,000

(Approx. \$165 PSF)

LEASE RATE:

\$7,140 per mo.,

Full Service

(Tenant pays internet)

AVAILABLE FOR LEASE:

±4,080 SF

Suites 201-204

Proforma

Rental Income: \$360,456

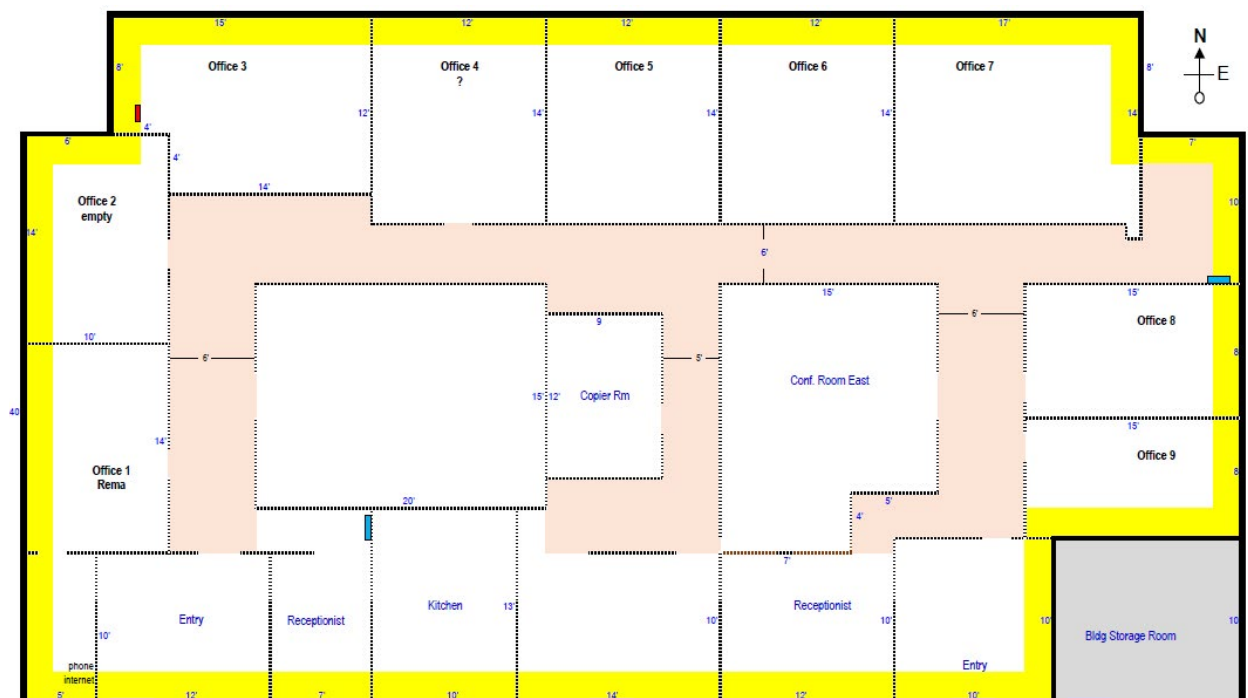
Operating Expenses (2023): **(\$106,782)**

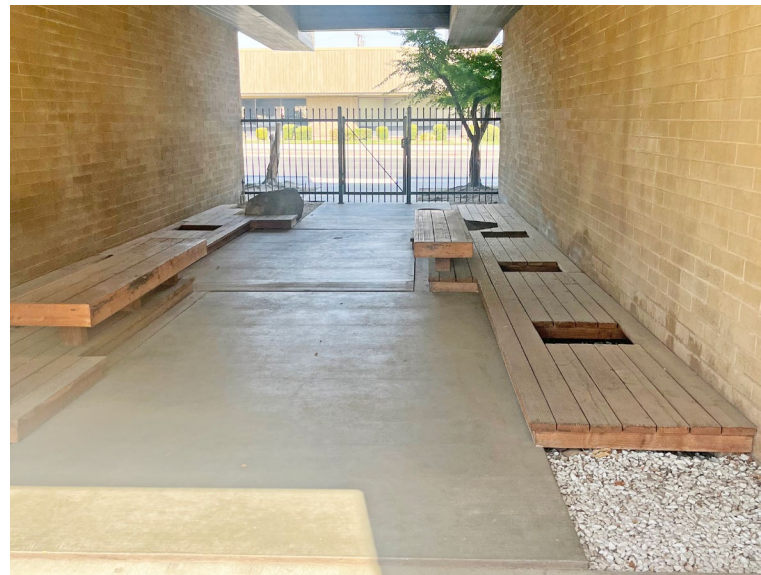
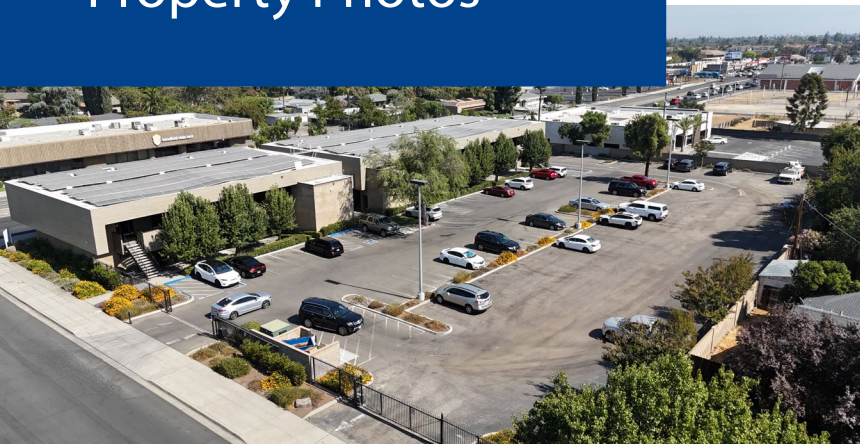
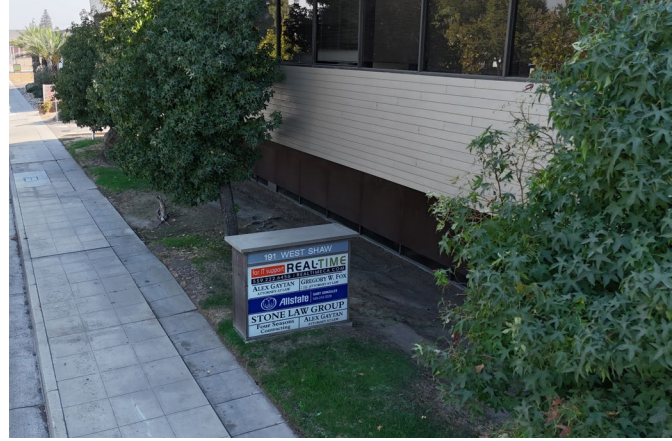
5% Vacancy: **(\$ 18,023)**

NOI: \$235,651

CAP RATE: 6.73%

Site Plan | Second Floor







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OFFICE BUILDING AVAILABLE

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