



Commercial Real Estate Brokerage

## EXCLUSIVE AVAILABLE PROPERTIES November 21, 2013

For pictures of our available properties, visit us at [www.stumpfandcompany.com](http://www.stumpfandcompany.com)

### APARTMENTS (For Sale)

FOURPLEX - 2 & 1 bedroom units. Price: \$174,500. 428 N. Effie, Fresno (Belmont & Abby).

DUPLEX - 4-bedroom, 2-bath units. Price: \$179,500. 2629 & 2631 N. College Ave., Fresno (Shields & Maroa).

DUPLEX - 4-bedroom, 2-bath units. Price: \$184,500. 2769 & 2771 N. Del Mar Ave., Fresno (Shields & Maroa).

FOURPLEX WITH GARAGES - 3 & 2 bedroom, 2-bath units. Price: \$239,500. 3348 W. Shields Ave., Fresno (Shields & Valentine).

### COMMERCIAL (For Sale)

RETAIL/WAREHOUSE PLUS FENCED YARD - 3,920 sq. ft. building. Price: \$145,000. 602 Broadway St., Fresno (Broadway & Ventura).

QUALITY OFFICE/RETAIL BUILDING - 2,192 sq. ft. Price: \$200,000. 600 D St., Madera (D & Central).

OFFICE/WAREHOUSES WITH FENCED YARD - 16,500 sq. ft. total on 1.14 acres. \$395,000. 2885 S. Chestnut, Fresno (Chestnut & Jensen).

CLOVIS RETAIL BUILDING WITH 3 RESIDENTIAL RENTALS - On 26,455 sq. ft. land. Price: \$449,000 O.W.C. 25 Railroad Ave., Clovis (Sierra & Clovis Ave.)

CHURCH, CHILD OR SENIOR CARE FACILITY - 6,391 sq. ft. buildings on 26,572 sq. ft. land. Price: \$395,000. 3311 E. Sierra Madre, Fresno (First & Shaw).

### LOTS & LAND (For Sale)

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

R-1 ZONED LAND - 1.31 acres. Price: \$59,000. 3312 N. Marks, Fresno (Near Marks & Dakota).

COMMERCIAL CORNER LAND - 22,557 sq. ft. C-1 & R-3. Price: \$157,900. 717 E. Yosemite Ave., Madera (Yosemite & High).

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

M-1 & R-3 ZONED FENCED LAND - 3.33 acres with buildings. Price: \$350,000. 2878 S. Elm, Fresno (Jensen & Elm).

### BUSINESSES (For Sale)

FRANCHISE SANDWICH & SALAD SHOP - Price: \$59,000. Located in Madera.

### BUSINESSES (Cont.)

NORTH FRESNO FRANCHISED PIZZA RESTAURANT - Price: \$119,000 (on Herndon Ave).

PHOTOGRAPHY STUDIO - Includes 2,192 sq. ft. building, land, equipment, and business for \$259,000. Or business and equipment only for \$59,000. 600 D St., Madera, CA (D & Central).

### FOR LEASE

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

FREEWAY HIGHLY VISIBLE OFFICE/RETAIL SPACE - 1,145 sq. ft. \$745/month. 1310 N. Crystal, Fresno (Olive & Freeway 99).

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

FREEWAY HIGHLY VISIBLE OFFICE/WAREHOUSE - 1,320 sq. ft. \$620/month. 1310 N. Crystal #104, Fresno (Olive & Freeway 99).

FREEWAY HIGHLY VISIBLE OFFICE/WAREHOUSE - 2,640 sq. ft. \$1,240/month. 1310 N. Crystal, #103, Fresno (Olive & Freeway 99).

DOWNTOWN OFFICE/WAREHOUSE SPACE - 3,750 sq. ft. \$1,000/month. 1940 H Street, Suite 103, Fresno (H & Divisadero).

MEDICAL/GENERAL OFFICE - 1,774 sq. ft. \$1,508/month. 3727 N. First St., Suite 103, Fresno (First & Shields).

CHURCH, CHILD OR SENIOR CARE FACILITY - 6,391 sq. ft. buildings. \$2,500/month. 3311 E. Sierra Madre, Fresno. (First & Shaw).

### 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 January, 2014

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 6 people. \$250/night winter; \$275/night summer & holidays + \$125 cleaning fee. Will give discount to friends of Ron Stumpf.