



Commercial Real Estate Brokerage

## FOR SALE

### FOURPLEX WITH GARAGES

**3348 W. Shields Ave.**

**Fresno, CA**

**LOCATION:** Just west of Freeway 99 on Shields Avenue and Valentine Avenues.  
Located in the Westwood Village gated community.

**PRICE:** \$239,500.

**ZONING:** R-2

**GROSS RENT  
MULTIPLIER:** 5.84

**ASSOCIATION  
FEES:** \$900/month. Includes water, garbage, sewer, landscaping, pool, and  
building exterior.

**DESCRIPTION:** Large units with garages, inside washer and dryer hookups, and  
community swimming pool.

RENTS:	Apt. #	Description	Size (approx.)	Rent
	201	3 bed, 2 bath	1,140 sq. ft.	\$850
	202	3 bed, 2 bath	1,140 sq. ft.	\$895
	101	2 bed, 2 bath	951 sq. ft.	\$645
	102	2 bed, 2 bath	951 sq. ft.	\$719
	<b>GROSS RENTS PER MONTH:</b>			<b>\$3,109</b>
	<b>GROSS RENTS PER YEAR:</b>			<b>\$37,308</b>

**CONTACT EXCLUSIVE LISTING AGENTS:**

**STUMPF AND COMPANY**

**Real Estate**

**BRE Lic. #00533442**

**(559) 222-3058**

The information is from sources deemed reliable but is not guaranteed by Stumpf and Company. All information should be verified prior to sale.

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