

30 N Clovis Avenue, Clovis CA 93612



PROPERTY DESCRIPTION

This property located within the Golden Triangle is available 'As Is' or can be ground leased and developed to compliment it's future adjacent neighbors consisting of a Marriott's Hotel, multi-story office complexes and mixed retail use.

The property currently has two buildings totaling 3,100± square feet with approximately 40% office and 60% shop area. The shop building has two garage doors. The buildings are situated on approximately 35,000 ± square foot lot and has GREAT visibility from both Clovis and Sierra Avenues. This property would serve as an exceptional location for a car lot. Currently the properties will accommodate M-2 zoning users, auto sales are permitted, subject to conditions.

LOCATION DESCRIPTION

The property is located at the NWC of Clovis and Sierra Avenues in the City of Clovis. The traffic counts at the signalized intersection are 23,190± cars per day (Source: City of Clovis Dept of Traffic Engineering 2006).

PROPERTY DETAILS

Zoning: M-2 (City of Clovis)

LEASE PENDING

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