


**Listing #466230****\$1.15/sf (LP) (06/29/2016)****Price/SqFt: 0.00****4491 W Shaw Ave #120, Fresno, CA 93722\*  Active (06/29/16) DOM/CDOM: 0/0****Sq Ft: 5000****Lot Sz: 6534\*****Area: 722****Yr: 1976****Remarks**

Prime Location in NW Fresno. On Shaw close to freeway 99 & Golden State Blvd. Suite 120B consists of 14 Executive offices, 2 reception areas, 3 cubicles, kitchen, storage room, conference room, common reception area, Presentation room seats up to 50 people book upon request and availability, plenty of parking, signage on Shaw ave. Rent is \$1.15 per SF & CAM .35 per SF, PG&E \$350.00

**Pictures (3)**

<b>Agent Office</b>	Harpreet K Bali (ID: 8428) Primary:559-288-9779 Lic: 01447935 Shawn's Realty Inc (ID:81617) Phone: 559-288-9779, FAX: 559-276-9501	<b>Office Lic.:</b> 02000257
<b>Property Type</b>	Commercial	<b>Property Subtype(s)</b>
<b>Transaction Type</b>	Lease	Office Building
<b>Status</b>	 Active (06/29/16)	
<b>Agreement Type</b>	Open	
<b>Commission</b>	<b>Selling Office</b>	<b>Variable Rate</b>
	\$500	No
<b>Email Offers</b>	No	
<b>County</b>	Fresno	<b>APN</b>
<b>Year Built</b>	1976	31129048
<b>Cross Street</b>	Blythe	
<b>Listing Date</b>	06/29/16	<b>Entry Date</b>
<b>Original Price</b>	1.15	<b>Expiration Date</b>
<b>Occupant Type</b>	Owner	06/29/17
<b>Occupant Name</b>		
<b>Owner Pays</b>	Utilities	<b>Phone To Show</b>
		559-288-9779
<b>Owner Name</b>		<b>Owner Phone</b>
<b>REO/Bank Owned</b>	No	
<b>Agent Remarks</b>	Prime location, high traffic area, close to freeways.	
<b>Price (sq ft)</b>	1.15/sf	<b>Lease Type</b>
<b>Sub Lease</b>	No	Other
<b>Available Date</b>	01/01/00	

**Property Features**

<b>Potential Use</b>	General Office
<b>Area</b>	722
<b>Additional Parking</b>	10 - 20 Spaces
<b>Access</b>	City Street
<b>Roof</b>	Composition
<b>Heating &amp; Cooling</b>	Central Heat/Cool
<b>Water/Sewer/Gas</b>	City Water
<b>Electric</b>	Master Meter
<b>Showing Instructions</b>	Call listing Office (559-288-9779 or 559-668-8616)
<b>Showing Instructions</b>	Call 559-288-9779 or 559-668-8616
<b>Supra Lockbox</b>	No

**Financial Data**

<b>Sales Includes</b>	Other
<b>Tenant Pays</b>	Utilities (\$350), Other (CAM .35 per SF)

Existing Loan                      Free & Clear  
Seller Will Consider              Submit

**Privileged Information**

Public Viewable                      Yes  
Approved                              Yes  
Longitude / Latitude                -119.878487 / 36.802082  
Show Address to Public            Yes  
Agent Hit Counter                    0  
Public/Client Hit Counter         0

\* Denotes information autofilled from tax records.

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U.S. Patent 6,910,045

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