

FOR SALE

MULTI-FAMILY LAND

784 W Holland Ave, Clovis, CA 93612



BOESE COMMERCIAL

1967 N GATEWAY BLVD | FRESNO, CA 93727 | 559-369-2750 | BCFRESNO.COM

ROB BOESE
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For More Information:

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EXECUTIVE SUMMARY

MULTI-FAMILY LAND FOR SALE

784 W Holland Ave, Clovis, CA 93612



OFFERING SUMMARY

Sale Price: \$495,000

Price / SF: \$6.24

APN: 430-601-01

Lot Size: 1.82 Acres

Zoning: RA

Market: Clovis

PROPERTY OVERVIEW

Highly desirable and hard to find 1.82 acre parcel for sale in the city of Clovis. Superior location off the major intersection of Willow and Ashlan with close proximity to freeway 168 and 41. Ideal for developers or for investors who understand the critical shortage of housing in the City of Clovis. Current zoning allows for multi-family, single family, or PUD use and potentially high density and other uses; interested parties to confirm with the City of Clovis. Parcel has water, sewer and electricity, along with recently completed sidewalks. Local impact fee reduction and state/municipal incentives may qualify. Exceptional schools, parks and prime retail located in close proximity. Recent price reduction of \$105,000.

PROPERTY HIGHLIGHTS

- Convenient Freeway 168 & Freeway 41 access
- Located in the highly desirable City of Clovis
- Current zoning allows for multi-family, single family, or PUD use
- Multiple shopping centers and restaurants near by
- Potential 70% reduction in impact fees
- Existing improvements: sidewalk, sewer, water and electricity

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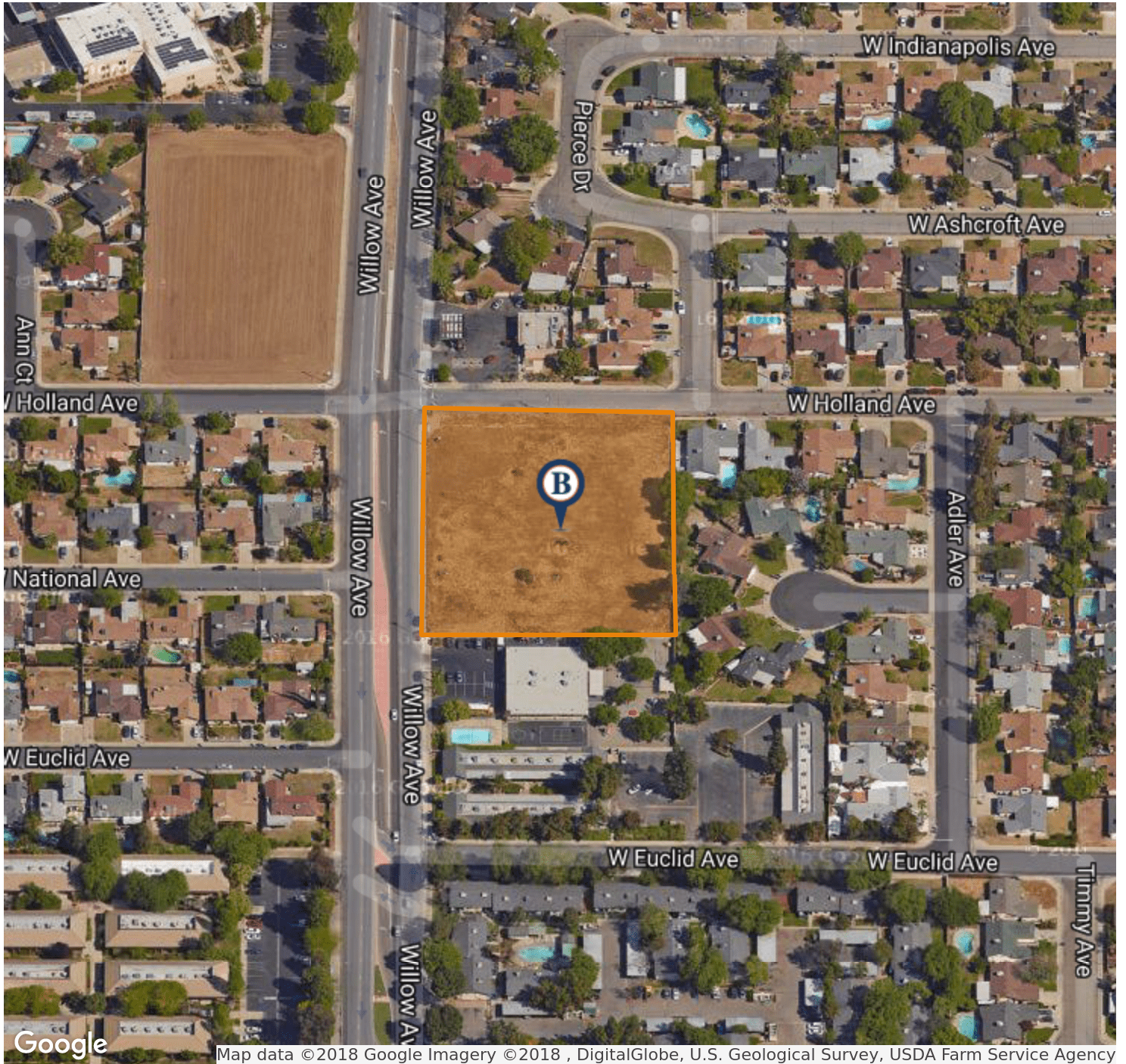
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AERIAL MAP

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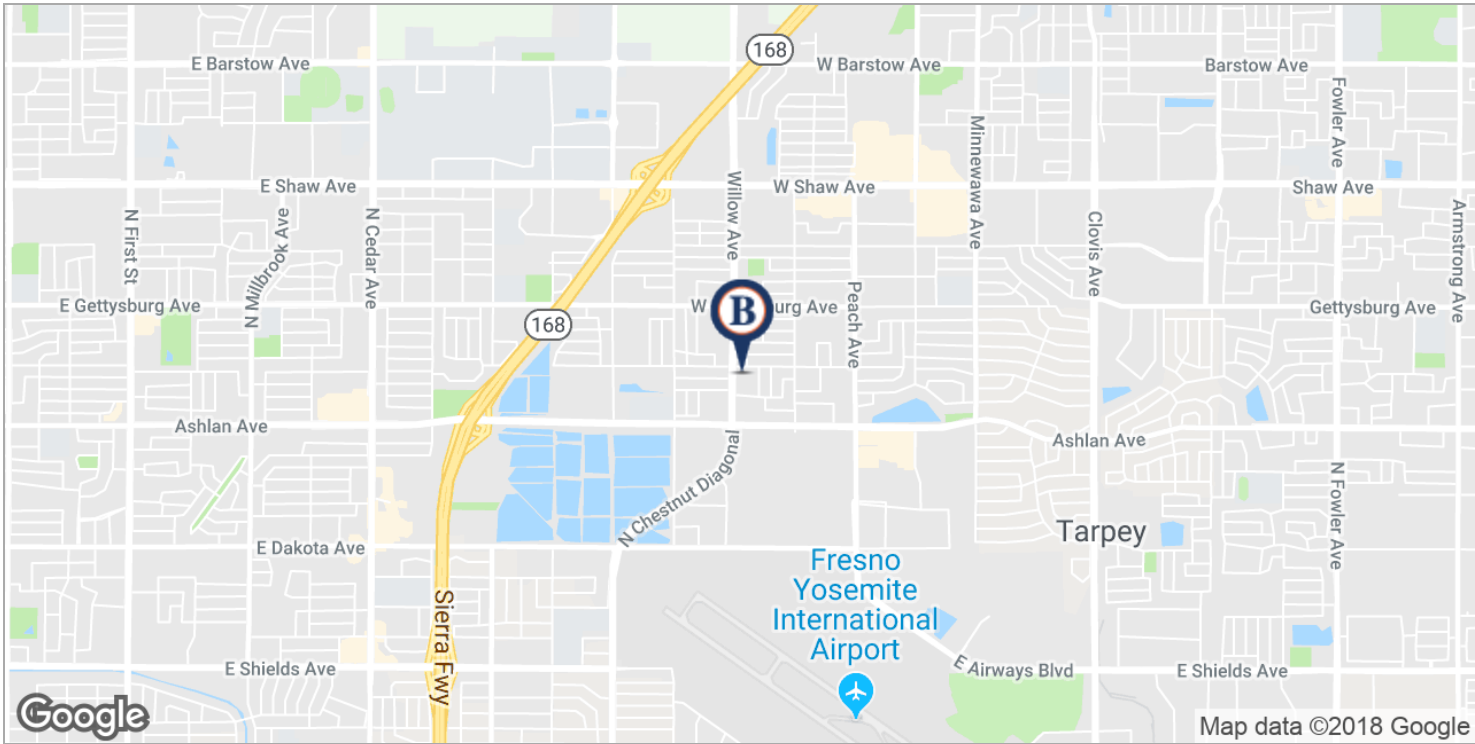
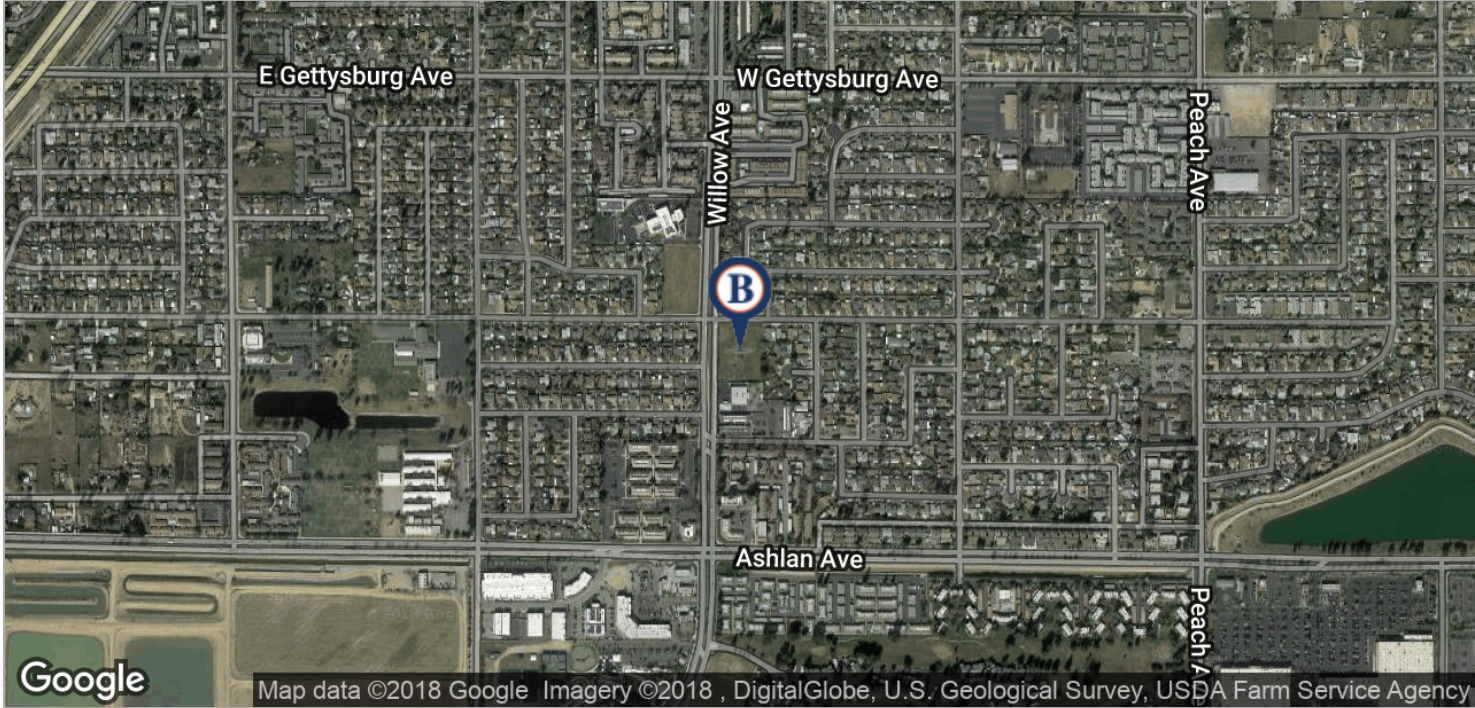
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LOCATION MAPS

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