

FOR SALE

4645 E JENSEN AVE

Fresno, CA 93725



OFFERING SUMMARY

Sale Price:	\$2,500,000
Price / AC:	\$204,750.20
Price / SF:	\$4.70
Lot Size:	12.21 Acres
	531,867 SF
Zoning:	CC / IL / RM-2
APN:	480-030-60

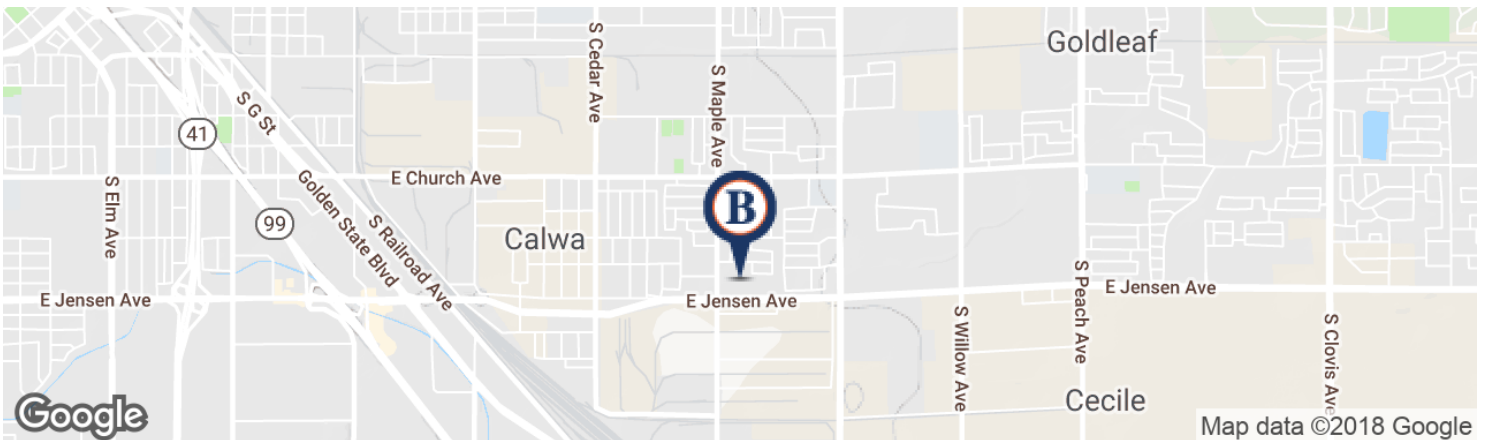
PROPERTY OVERVIEW

FOR SALE - High density development land offering split zoning for commercial and multi-family residential use.

In-place industrial properties to the South and residential properties to the North and several elementary schools in the surrounding 1-mile radius make the subject property a desirable location for development.

ALLOWED ZONING

- Commercial Community (CC)
- Light Industrial (IL)
- Residential Multi-Family - Urban (RM-2)



BOESE COMMERCIAL

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

ROB BOESE
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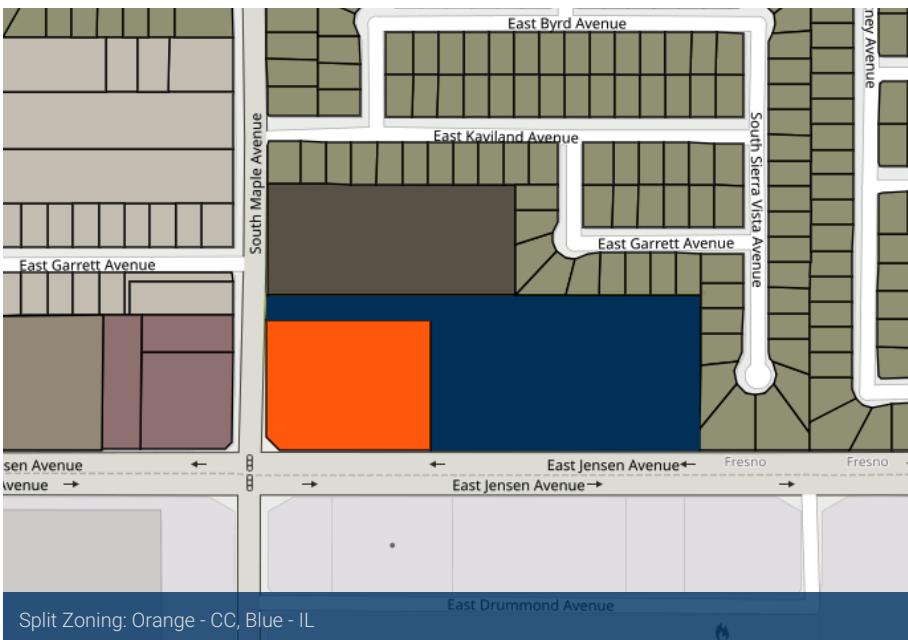
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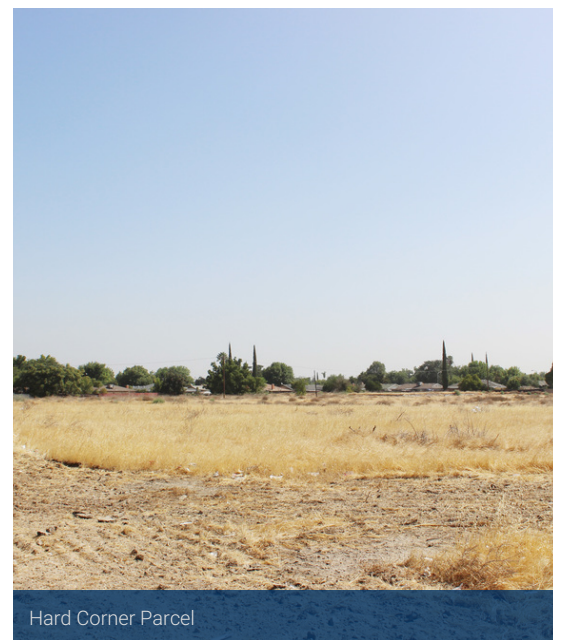
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Surrounded by in place development



Split Zoning: Orange - CC, Blue - IL



Hard Corner Parcel

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