FOR SALE > 2.37 ACRES - ZONED C-6/CG

# 2550 W. Clinton Ave. at FWY 99



NORTH OF NW QUADRANT - WEST CLINTON AVE. & FWY 99, FRESNO, CA

### AVAILABLE TO IMMEDIATELY DEVELOP / FREEWAY VISIBILITY



## **Property Summary**

Situated slightly north of the northwest quadrant of W. Clinton Way and Freeway 99, Fresno, California. This site is additional undeveloped land adjacent to the former Hacienda Inn, which is owned and operated by Mental Health Systems. Access to the site will be from the new Princeton Avenue cul-de-sac that will be reconstructed at the north end of the property. Retail services are nearby.

#### **Property Details**

> Size: 2.37 acres (103,444 sf) per tenative parcel map

> APN: 442-081-26

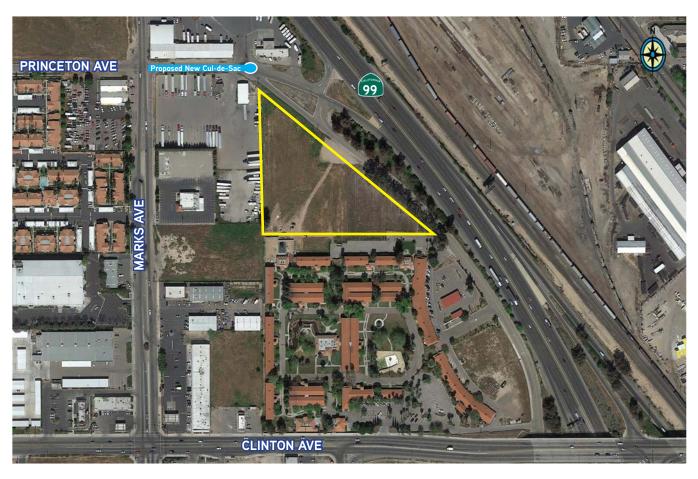
> Price: \$595,000 (\$5.75 psf)

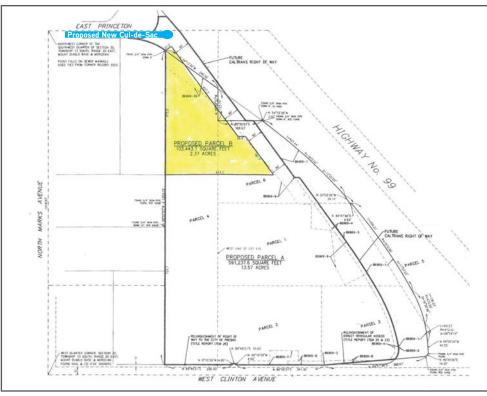
> Terms: All cash or terms acceptable to Seller

> Zoning: C-6/CG (Commercial General)

Notes: Water, gas and electrical is stubbed to the Property. Sewer is not stubbed to the property

yet, but will connect to the existing Clinton Avenue trunk line.





### Contact Us

AGENT: BOBBY FENA, SIOR 559 256 2436

bobby.fena@colliers.com BRE #00590204

AGENT: BUK WAGNER

559 256 2451

buk.wagner@colliers.com

BRE #01296746

AGENT: CHARLIE SCHUH

559 221 7393

charlie.schuh@colliers.com

BRE #01992259

COLLIERS INTERNATIONAL 7485 N. Palm Avenue, #110 Fresno, CA 93711

www.colliers.com/fresno

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved.

