



**CUSHMAN &
WAKEFIELD**

±5,163 SF

275 N ABBY OFFICE COMPLEX

FRESNO, CA

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FOR SALE



275 N. ABBY STREET

This ±5,163 square foot office building, originally built in 1960 and beautifully renovated in 2025, offers a unique blend of vintage charm and modern functionality, perfect for your business operations. With lower-level dedicated parking and CMX zoning, it provides flexibility for various commercial uses.

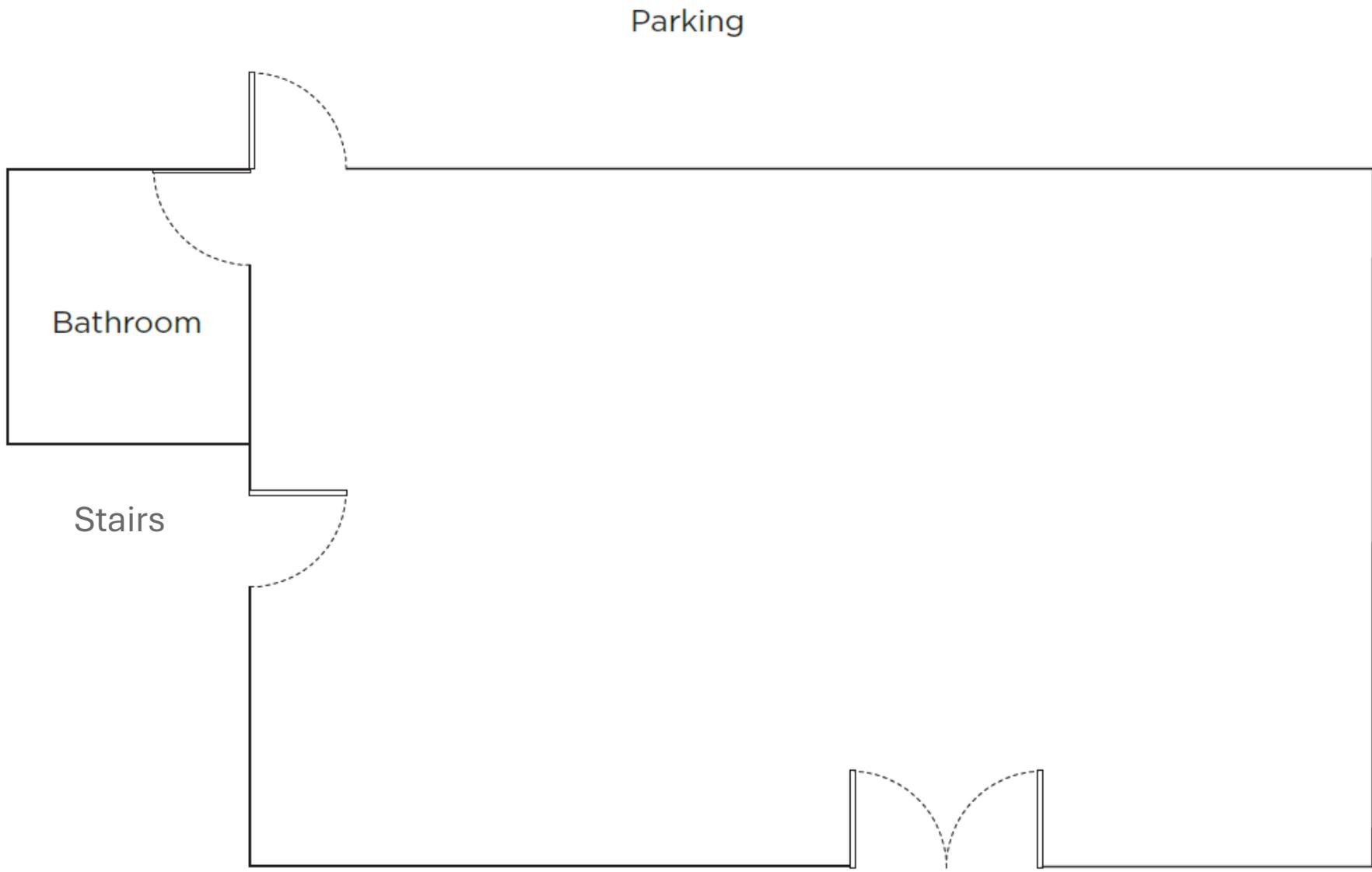
Located at 275 N Abby Street, this property is priced at \$950,000, with 1 office/lobby on the 1st floor & 5 office suites on the 2nd floor, making it an excellent investment opportunity in Fresno's thriving market. Elevate your business presence in Downtown Fresno.

PROPERTY INFORMATION

SALE PRICE:	Inquire with broker
BUILDING SF:	±5,163 SF
LAND AREA:	±6,900 SF (0.16 AC)
YEAR BUILT:	1960
RENOVATED:	2025
PARKING:	12 onsite, covered, lighted and gated parking stalls
ZONING:	CMX (Commercial Mixed Use)

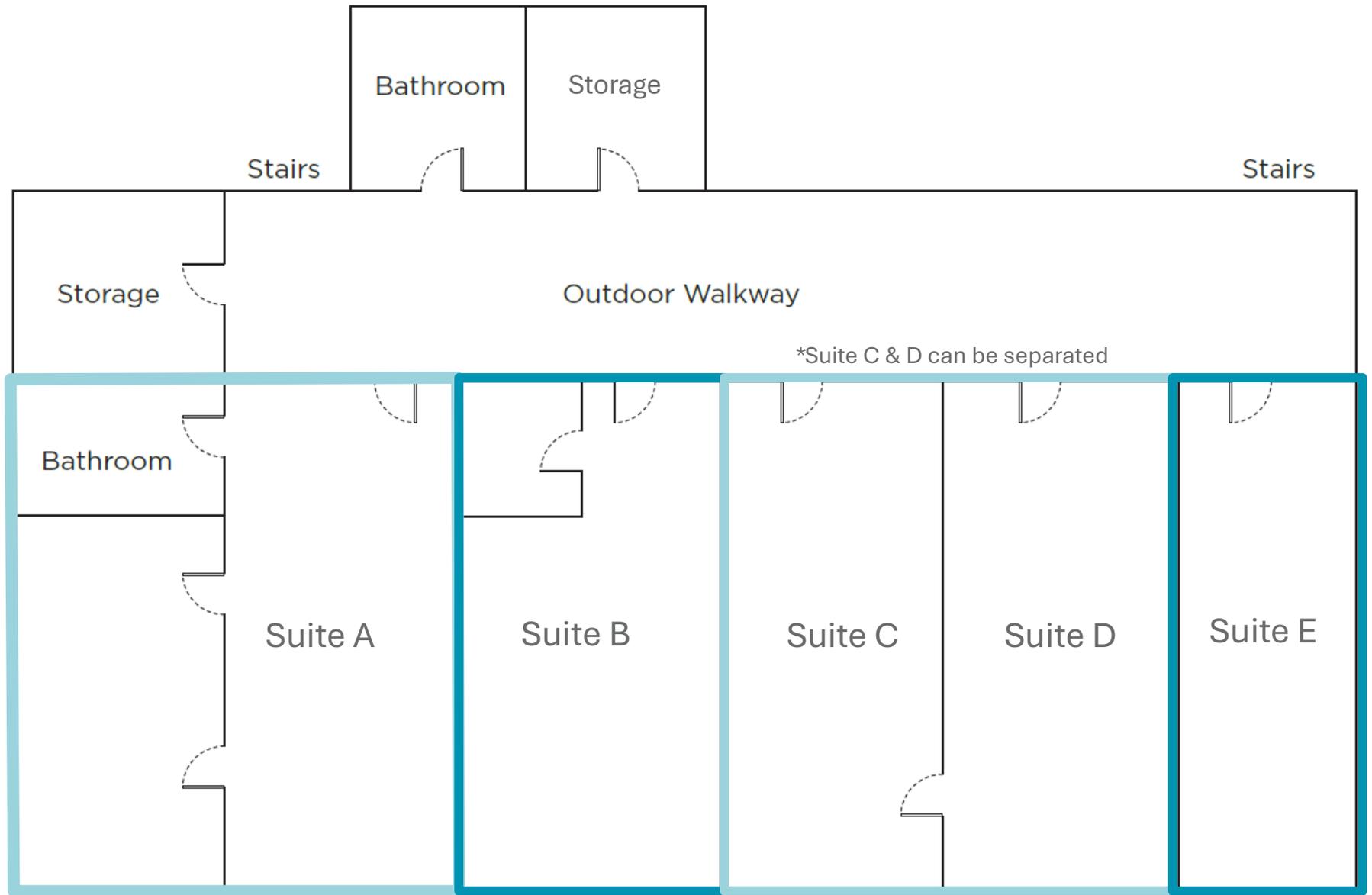
- 12 lighted, covered & gated onsite parking stalls
- Renovated 2025
- Well maintained
- Easy access to Hwy 41 & 180
- Central Downtown Fresno location
- Close proximity to CMRC, courts and City Hall

FLOOR PLAN



**275 N Abby Street
1st Floor**

FLOOR PLAN



**275 N Abby Street
2nd Floor**

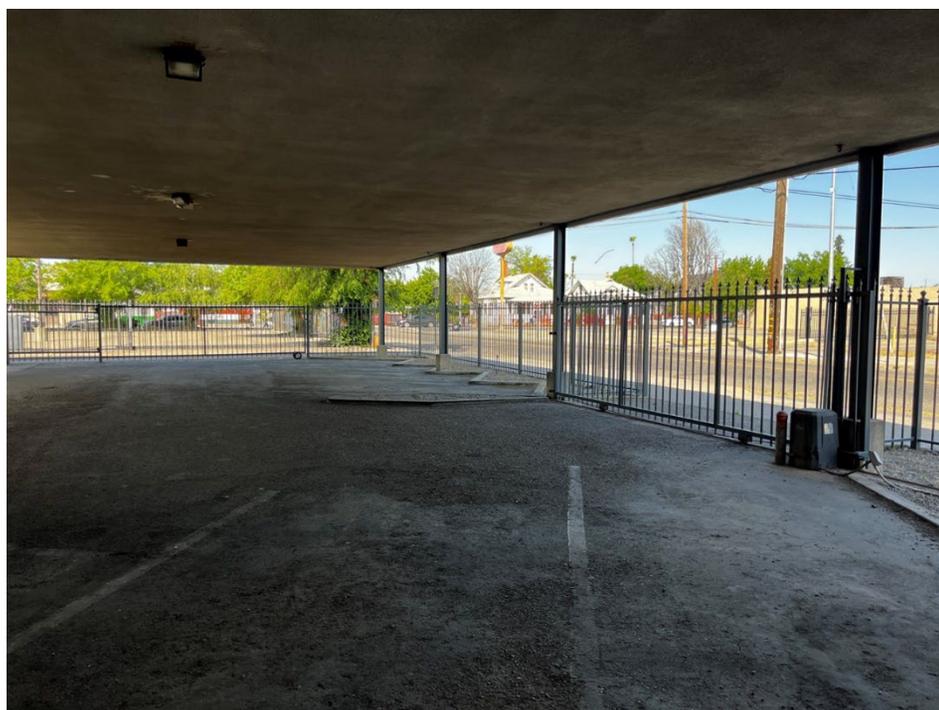
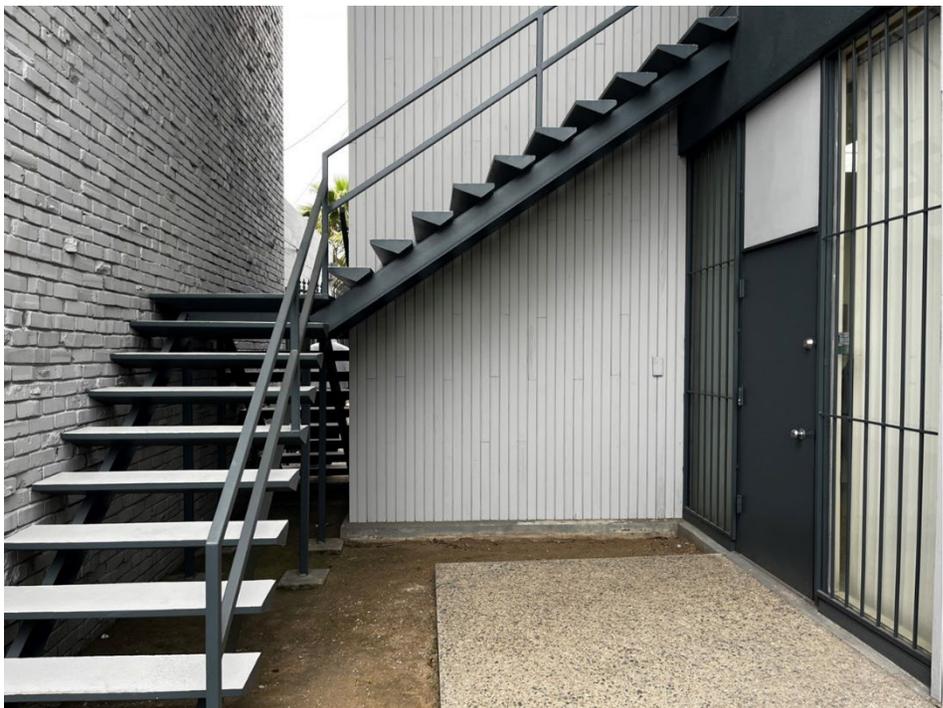
AERIAL – SITE PLAN



NEIGHBORHOOD AERIAL MAP



EXTERIOR PHOTO GALLERY



1ST FLOOR PHOTO GALLERY



2ND FLOOR PHOTO GALLERY





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