

FOR SALE

HUMPHREY'S STATION

23117 TOLLHOUSE ROAD, CLOVIS CA

±2,178 SF RESTAURANT ON 1.89 ACRE LOT



RESTAURANT AVAILABLE

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PROPERTY FEATURES

Turnkey Restaurant & Bar Opportunity on 1.89 Acres in Scenic Fresno County



Rare opportunity to own a fully equipped restaurant and bar nestled on **1.89 acres** of prime land in the heart of Fresno County. This **2,178 sq ft** commercial gem comes **fully furnished** with all **furniture, fixtures, and equipment (FF&E)** included, making it a true **turnkey investment** for restaurateurs, entrepreneurs, or investors.

Step into a warm, inviting space designed for both comfort and functionality. The interior features a spacious dining area, a fully stocked bar, and a professional-grade kitchen ready to serve guests from day one. Whether you're envisioning a rustic country eatery, a lively bar and grill, or a destination dining experience, this property offers the flexibility and charm to bring your vision to life.

Outside, the expansive lot provides ample parking, potential for outdoor seating or events, and room for future expansion. Located along a well-traveled road with scenic surroundings, this property benefits from both local traffic and visitors exploring the Sierra foothills.



- Sale Price: \$425,000
- APN: 138-270-07
- Zoning: C2 (Community Shopping Center)
- 2,178 sq ft restaurant & bar building
- 1.89-acre lot with ample parking
- All FF&E included — ready to operate
- Excellent visibility and access
- Year Built 1939

AERIAL



AERIAL









CONTACT

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