

## 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 welltraveled 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

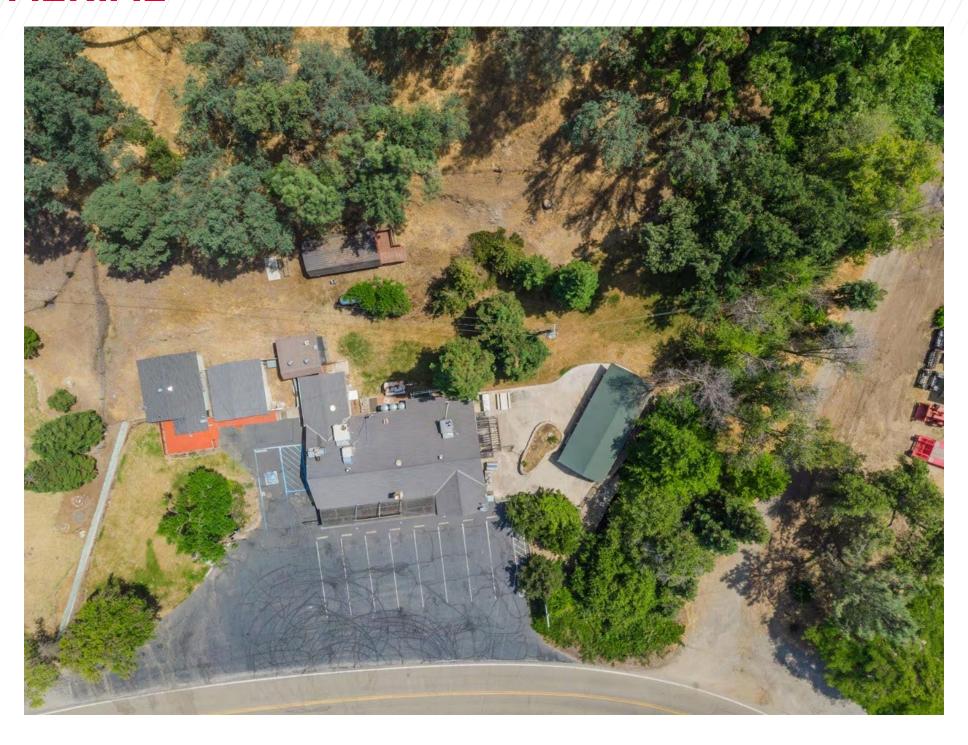
Excellent visibility and access

Year Built 1939

## **AERIAL**



## **AERIAL**









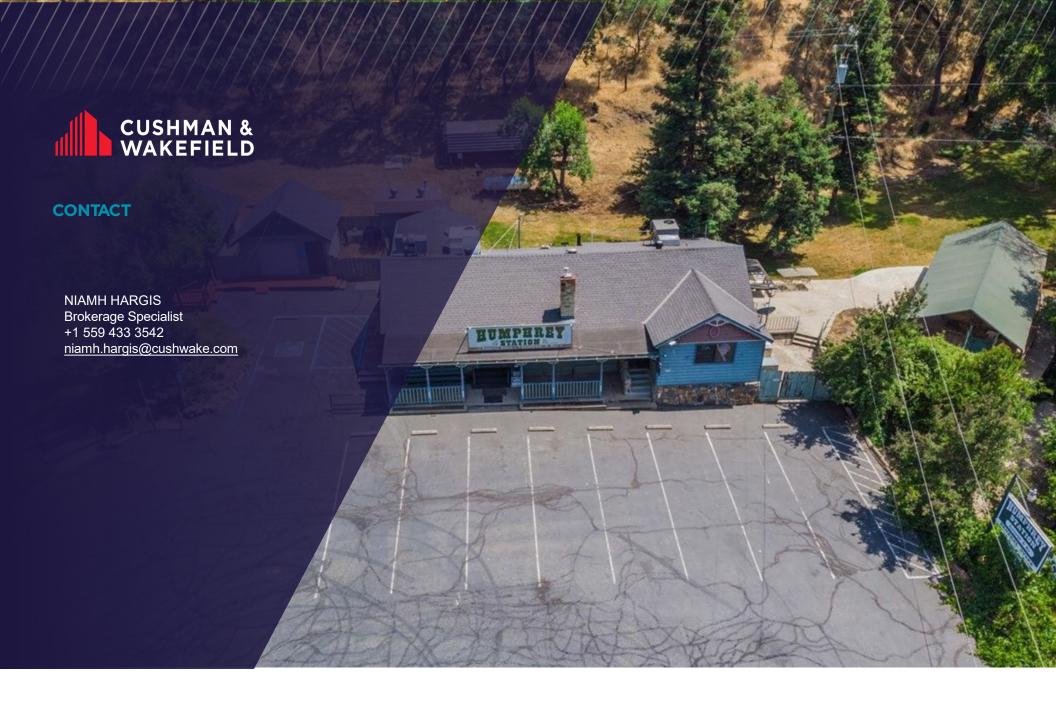












©202 5 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.