

FOR SALE

HUMPHREY'S STATION

23117 TOLLHOUSE ROAD, CLOVIS CA

±2,178 SF RESTAURANT ON 1.89 ACRE LOT

**LIQUOR LICENSE
INCLUDED**



RESTAURANT AVAILABLE

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PROPERTY FEATURES

Humphreys Station | Historic Restaurant & Bar with Liquor License & Development Potential



For Sale – \$425,000

APN: 138-270-07

Year Built: 1939

Building Size: 2,178 SF

Lot Size: 1.89 Acres

Zoning: C2 (Commercial) – CUP potential for live/work or Airbnb use

Liquor License: Active, transferable at no cost before March 2026 (renewal fee applies after)

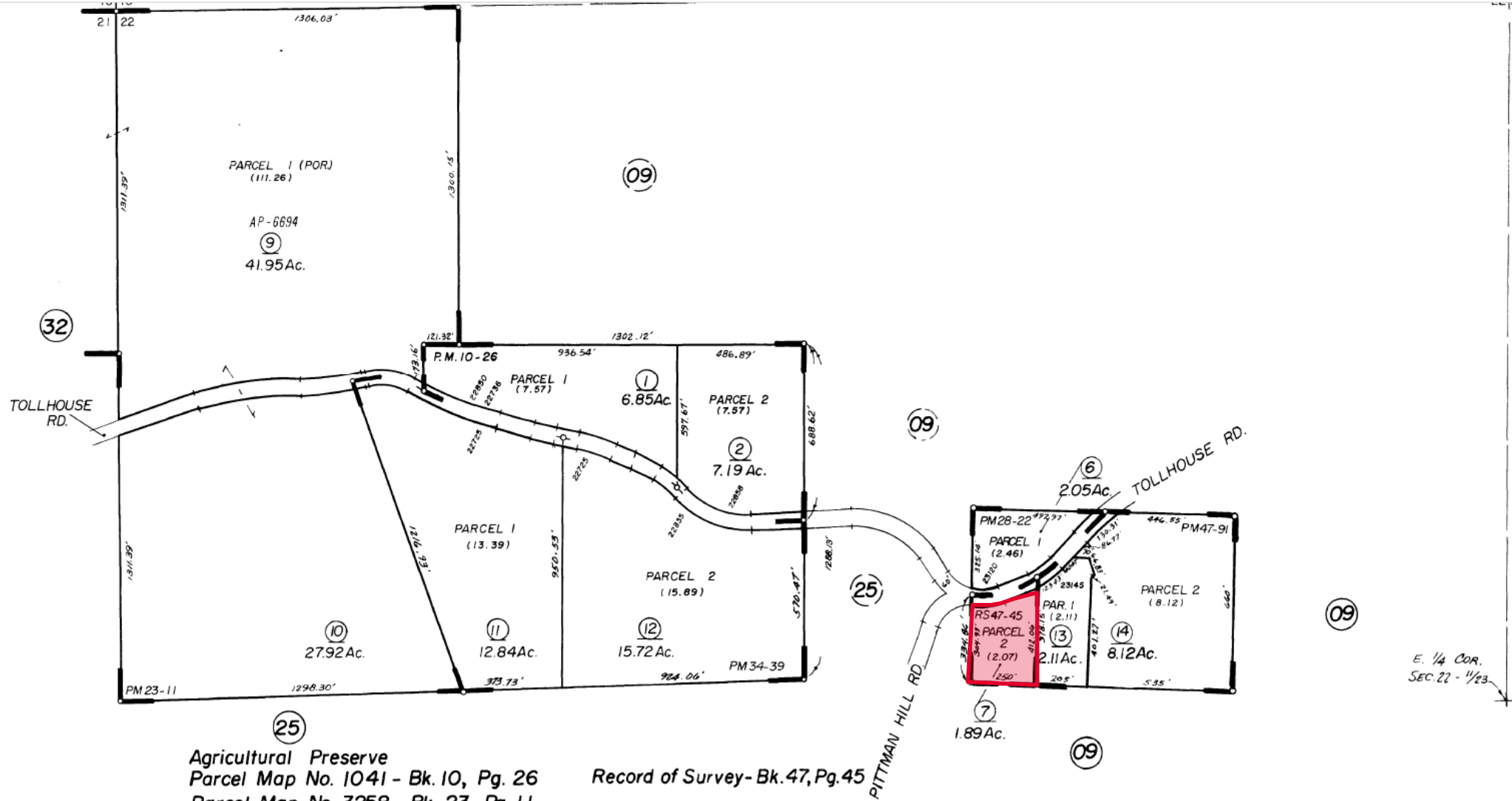
Own a piece of Central California history with **Humphreys Station**, a beloved restaurant and bar located in the scenic foothills of Fresno County. Originally a stagecoach stop, this property offers timeless charm with modern business and lifestyle potential.

The sale includes **all furniture, fixtures, and equipment (FF&E)**, making it a ready-to-go opportunity for restaurateurs, investors, or creatives looking to reimagine the space. The **active liquor license** adds immediate value and can be transferred to the new owner at no cost if completed before March 2026.

With **C2 zoning**, the property supports a variety of commercial uses and has strong potential for a **Conditional Use Permit (CUP)** to allow **live/work arrangements or short-term rental (Airbnb)** development.

Set on nearly **2 acres**, the site offers ample space for outdoor events, expansion, or future redevelopment. Whether you're preserving its legacy or creating something new, Humphreys Station is a rare foothill gem with history, flexibility, and upside.

PARCEL MAP



Agricultural Preserve
 Parcel Map No. 1041 - Bk. 10, Pg. 26
 Parcel Map No. 3258 - Bk. 23, Pg. 11
 Parcel Map No. 4301 - Bk. 28, Pg. 22
 Parcel Map No. 5364 - Bk. 34, Pg. 39
 Parcel Map No. 7254 - Bk. 47, Pgs. 91 & 92

Record of Survey - Bk. 47, Pg. 45

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 138 - Pg. 2
 County of Fresno, Calif.

AERIAL



AERIAL









CONTACT

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