

3741

W. SHAW AVE

LAND FOR SALE

3471 W Shaw Ave

For Sale

**OFFICE
LAND**

MARCUS VELASQUEZ

Associate

+1 559 892 4216

License# 02237168

marcus.velasquez@cushwake.com



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WAKEFIELD**

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// PROPERTY INFORMATION

Opportunity to acquire a **commercially zoned infill parcel** with **approved plans for office development**, allowing a buyer to proceed directly to construction. The offering consists of **±9,782 square feet of land only** and includes **City-approved office plans**, eliminating entitlement risk and significantly reducing development timelines.

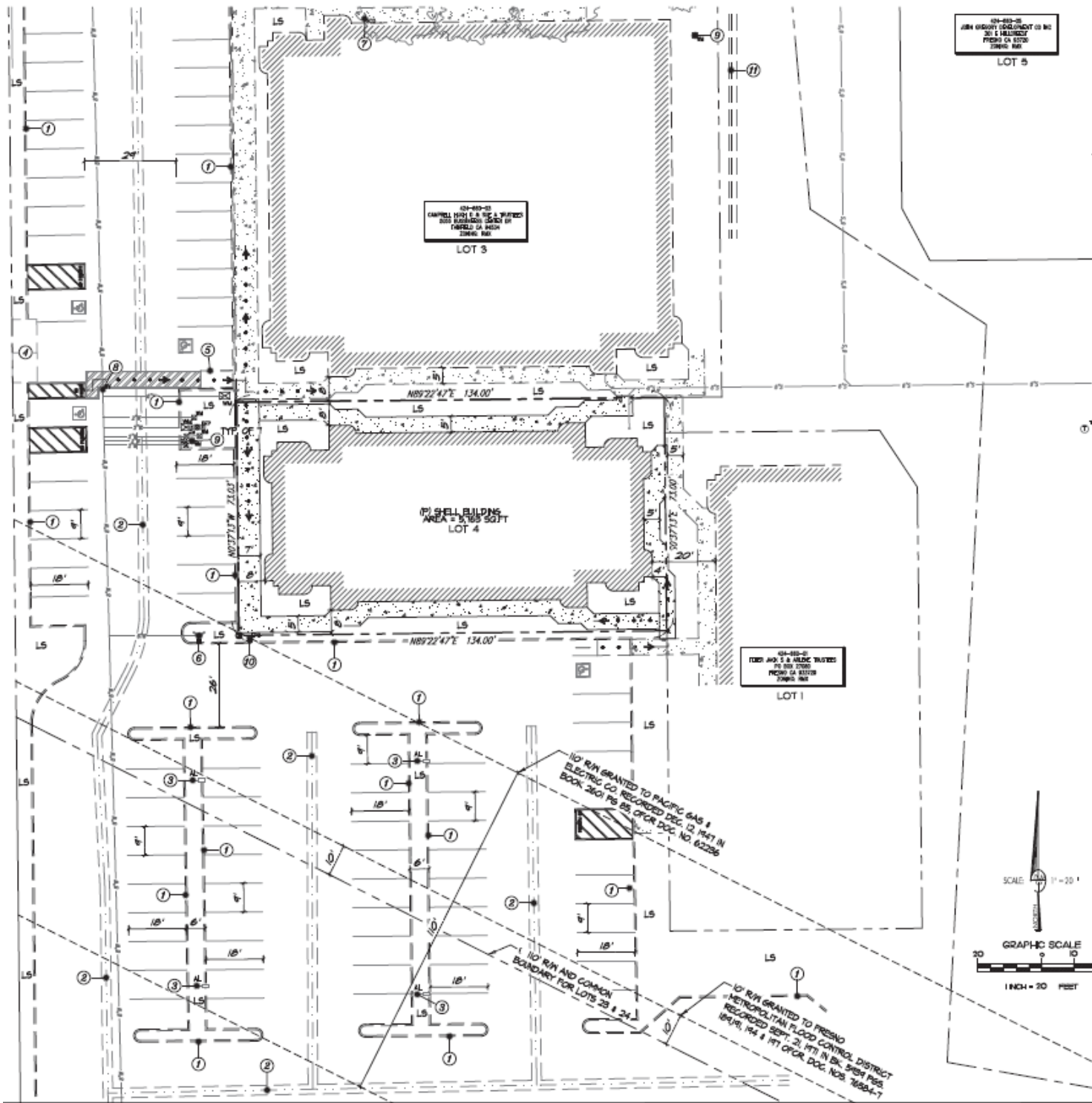
The site is **fully improved** and located along the Shaw Avenue corridor in an established commercial area with strong access and visibility. This is an ideal opportunity for an owner-user or investor seeking a **shovel-ready office development site** in a built-out market where entitled land is limited.

Asking Price:	\$130,000
Land Only:	±9,782 SF
Zoning:	Commercial
Entitlements:	Approved office building plans
Status:	Construction ready (plans in hand)

// **ENTITLED LAND FOR SALE**
3471 W. Shaw, Fresno, California

3471 W. SHAW AVENUE

±9,782 SQUARE FEET - ENTITLED LAND FOR SALE



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±9,782 SQUARE FEET – ENTITLED LAND FOR SALE



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374 W SHAW AVE

SPRUCE MEDICAL COMPLEX
 // 1275 E. Spruce, Fresno, California

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