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**FOR SALE**

## Nielsen Avenue Transitional Land

**LOCATION:** 3031 W. Nielsen Avenue, Fresno, CA 93706. This property consists of 2 adjoining lots located on the south side of Nielsen Avenue on the SWC of Marks and Nielsen Avenues. It is minutes from State Route 180 and Highway 99.

**DESCRIPTION:** The property and other facilities are currently being used as a meeting location for a club.

**LEGAL:** Fresno County APN's: 326-160-10 & 12. Located in a portion of Sec. 1, T14S, R19E, M.D.B.&M.

**ZONING:** M-1 (Light Manufacturing Dist.)

**BUILDINGS:** There is a former fire station on the property.

**UTILITIES:** City of Fresno water, PG&E service, no sewer connection.

**PRICE:** \$175,000 cash to Seller at close of escrow.

**1.65± Acres  
Fresno County, California**



**Exclusively Presented By:  
Pearson Realty**

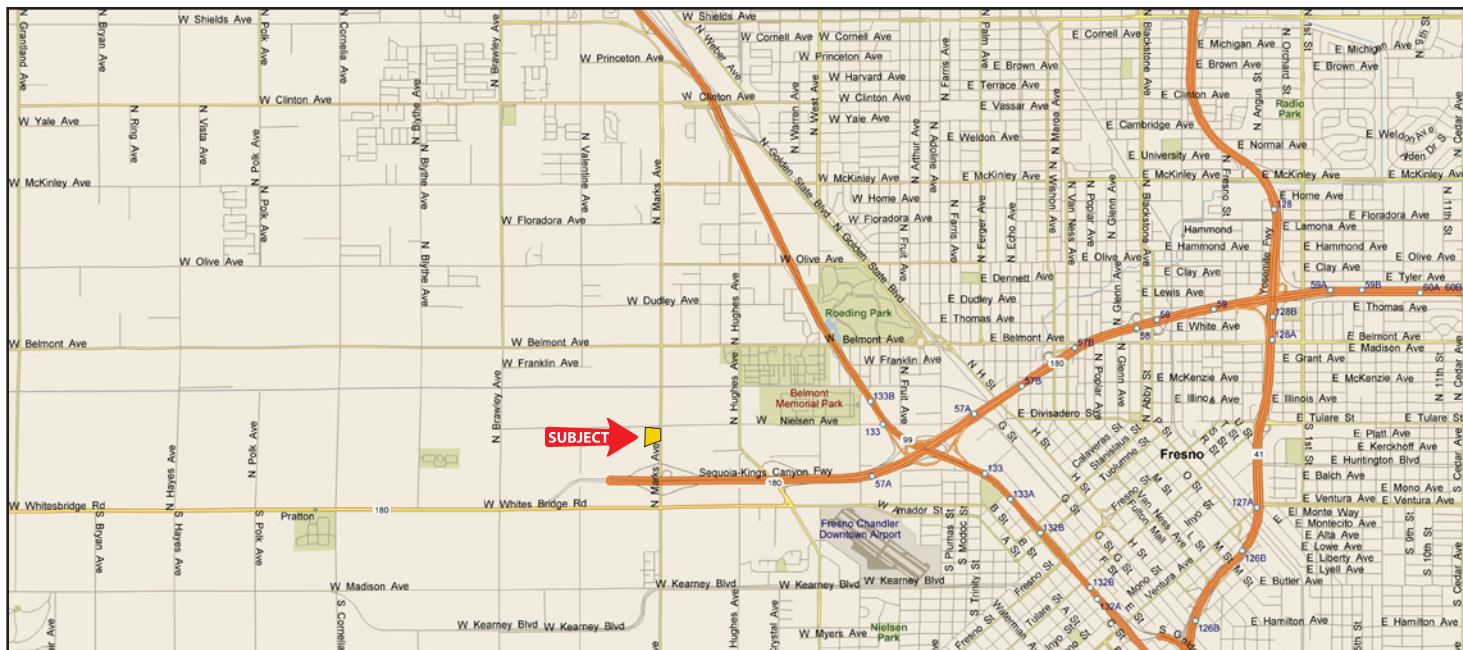


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# LOCATION MAP

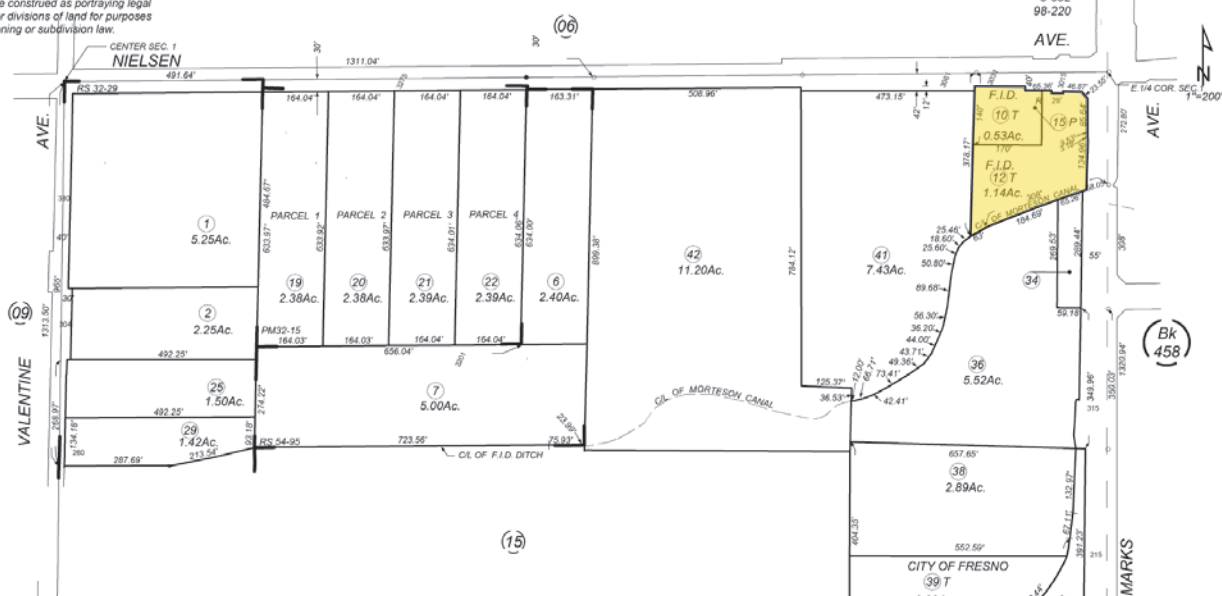


# APN MAP

NOTE:  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

SUBDIVIDED LAND AND POR. SEC. 1, T.14S., R.19E., M.D.B.&M.

Tax Rate Area 326-16



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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