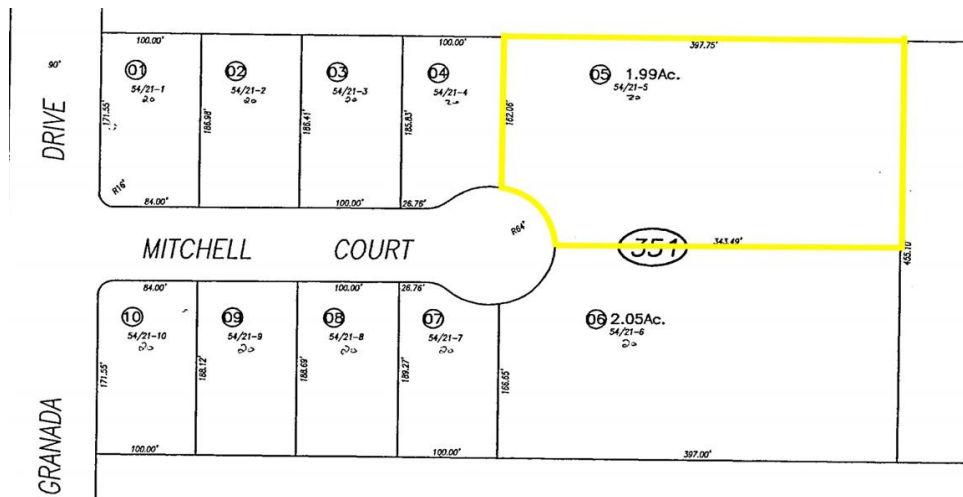


## FOR SALE

### 2-ACRE INDUSTRIAL LOT



2501 Mitchell Court, Madera

- LOCATION: Just off Granada Drive between Almond Avenue and Pecan Avenue.
- PRICE: \$250,000 (\$2.88/sq. ft.)
- ZONING: C-2 (Heavy Commercial)
- APN: 009-351-005
- LOT SIZE: Approximately 86,684 sq. ft. (as per tax assessor).
- REMARKS: Improved lot with sewer, water, curbs, street lights, and fire hydrants. Surrounded by newer buildings.

CONTACT EXCLUSIVE LISTING AGENTS:

**STUMPF AND COMPANY**

Real Estate

**(559) 222-3058**

CA BRE Lic. #00533442

The information has been given to Stumpf and Company by the property owner or other sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. All information should be verified prior to purchase.

2045 E. Ashlan Avenue, Suite 102 - Fresno, California 93726-2095  
Phone (559) 222-3058 Fresno - (559) 641-6807 Oakhurst - [www.stumpfandcompany.com](http://www.stumpfandcompany.com)