

AVAILABLE FOR SALE

1745 SECOND STREET, SELMA CA

Versatile location for Office, Retail or Restaurant



1745 Second Street is a 3,253± SF single-story office building located in downtown Selma

This property features prominent visibility on one of the main thoroughfares, and it is easily accessible to both Highways 99 and 43. Ideal location in the Central Business District. There are 43 fenced parking stalls, and ample on street parking.

For More Information Please Contact:

JEREMY REED

License #01203327

5250 North Palm Avenue, Suite 222
Fresno, California 93704
559-705-2100
Info@theARCP.com



PROPERTY INFORMATION

Available SF: 3,253±

Lot Size: 1.00± Acres

Zoning: Commercial

Pricing: Contact Broker

HIGHLIGHTS

- Close Proximity to:
 - Adventist Health
 - Selma Auto Mall
- Conveniently located next to Highways 99 and 43
- Surrounded by Highly Populated Residential Neighborhoods
- This versatile site can be used as an office, retail store, café, pet store, print/photo services, florist, auto supply, etc.

LOCATION DESCRIPTION

The subject property is located east of Highway 99 and north of 2nd Street.

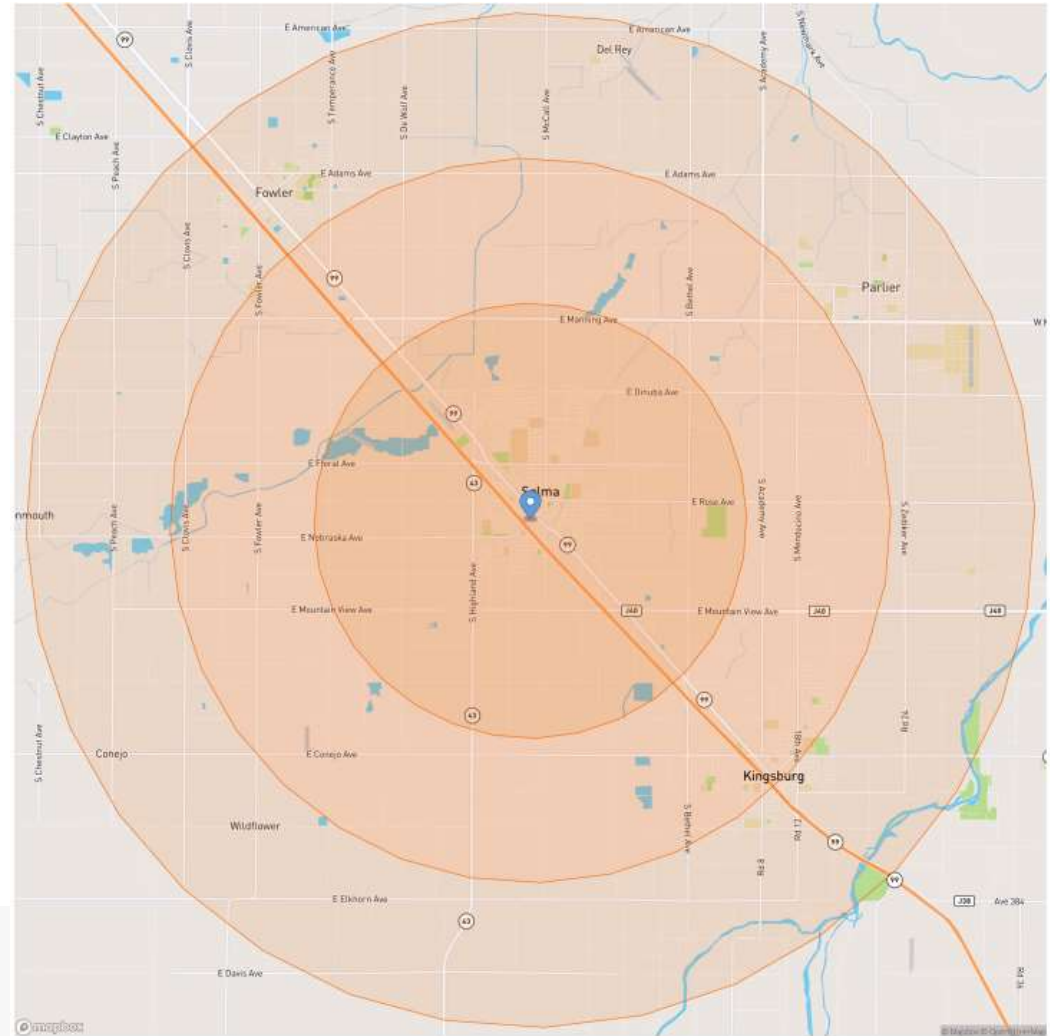
1745 Second Street

Selma, CA

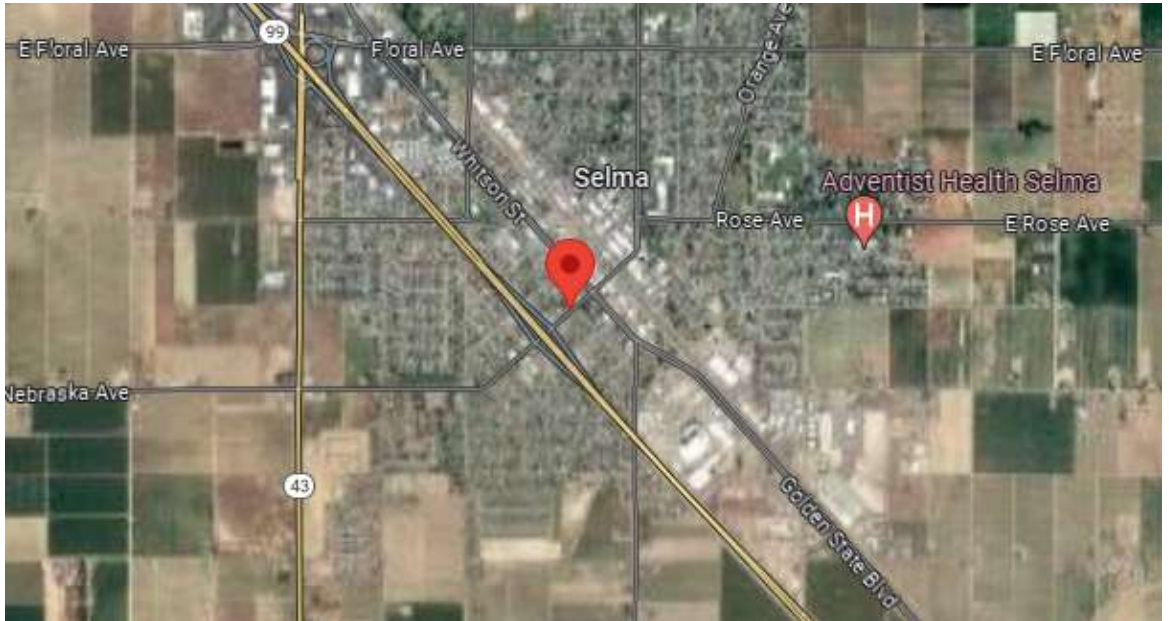
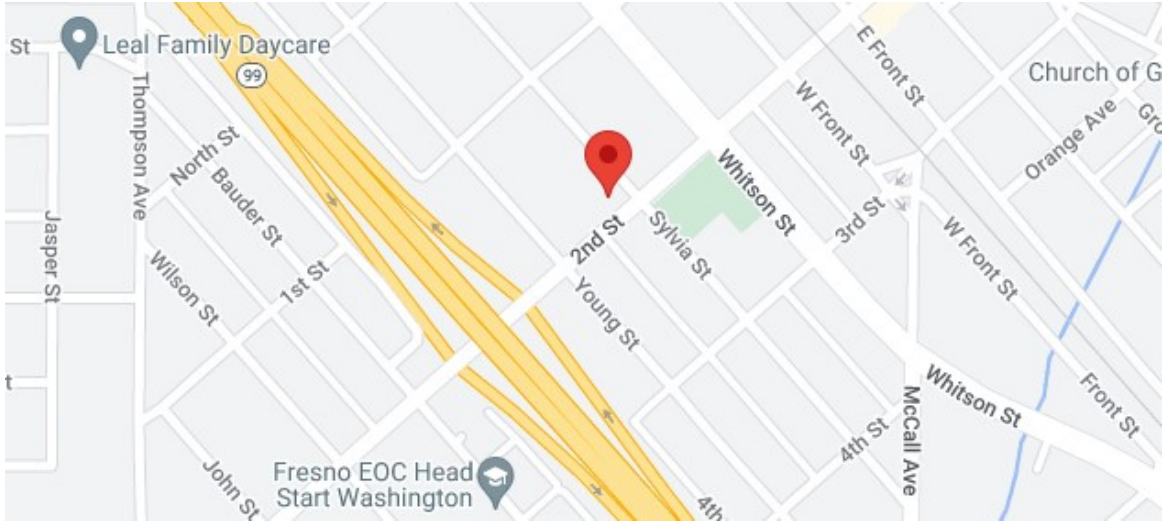
3 mi radius 5 mi radius 7 mi radius

Population

2022 Census Population	27,226	47,999	69,795
2028 Projected Population		24,392	
Median HH Income	\$ 54,284	\$ 57,533	\$ 58,011



1745 Second Street, Selma, CA



The distribution of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty or representation, either expressor implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.