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## OLD VAN NESS, NEXT TO FIG GARDEN VILLAGE



**TRADITIONAL SALE!** Old Fig Garden home located at the end of Christmas Tree Lane. Walk to Fig Garden Village or down tree-lined Van Ness, or enjoy the lush grounds of this beautiful 4 bedroom, 2.75 bath, 3168± sq.ft. home. Recently remodeled with no expense spared: 50-year presidential roof; smooth-wall stucco; dual-pane windows and French doors; stamped and stained concrete driveway; two A/C units; two tankless hot water heaters; fixtures exterior and interior; all new electrical and plumbing throughout home; cabinets; granite; travertine; top-of-the-line appliances; built-in Sub-Zero refrigerator, Wolf stove, Bosch dishwasher, U-Line mini fridge; Brazilian redwood floors; carpet; hand-textured walls; paint; doors; shutters throughout; whole-house insulation, and so much more. Beautiful rock waterfall and pool in the back yard. Remodel has been inspected and permitted, and home owner does have the plans. Seller will consider an exchange. \$445,000.



## PRIME RETAIL SPACE on Blackstone Ave.

Just north of Shaw Ave.

For Lease, Lease-Option, or Exchange



A local landmark known as the Golden Horse Building  
5135 N. Blackstone Ave., Fresno, CA 93710

**NEWLY REMODELED** with 50-year, fire-treated, Canadian jumbo rustic shake roof. The inside has 3 separate suites, and is ready to be finished for tenant's use. 3,000 to 12,500 sq.ft., ideal for retail, furniture store, office space, sandwich shop, indoor farmer's market, etc. 3,000± sq.ft. of frontage space; 5,000± sq.ft. of open retail space; and 5,000± sq.ft. of office and storage space. High ceilings give a very spacious feeling, and fire sprinklers are throughout the building.

Ample parking with 100+ parking spaces. Highly visible, at a busy location, with easy access on Blackstone Ave. just north of Shaw Ave.

New landscaping will be completed when tenant's sign locations are known, so plantings will not interfere with sign visibility. Parking lot is also being resurfaced, giving a brand-new feel to the property. Lease, lease-option, or exchange.

