

22864 RD 15 1/2

CHOWCHILLA, CA 93610



PROPERTY DESCRIPTION

Discover this exceptional commercial property at the bustling intersection of Highway 152 and Avenue 15 1/5. Built in 1993, this versatile space offers unparalleled potential for various business ventures. This property presents a unique opportunity for entrepreneurs looking to establish or expand their business in a prime location. The excellent visibility, easy access, and high traffic count make it an ideal spot for a thriving commercial enterprise.

Whether you're planning to open a retail store, warehouse, or convenience store, this location offers the flexibility to bring your vision to life. The included beer and wine license adds immediate value for those considering a C-store or similar business. With no competing stores within 8 miles, this property provides a distinct advantage in capturing the local market. Don't miss this chance to invest in a property with proven commercial viability and outstanding growth potential.

Contact us today to schedule a viewing and unlock the potential of this exceptional commercial property!

PROPERTY HIGHLIGHTS

- *Location: Intersection of Highway 152 and Avenue 15 1/5
- *Excellent visibility and easy access from high-traffic thoroughfare
- *Versatile space suitable for retail, warehouse, or ideal C-store location
- *Active beer and wine license included
- *Built in 1993
- *Unique market position: No competing stores within 8-mile radius
- *Heavy daily traffic ensures consistent customer flow

OFFERING SUMMARY

Sale Price:	\$999,990
Lot Size:	2 Acres
Building Size:	2,450 SF



RE/MAX GOLD

Each office independently owned and operated

KIRK ATAMIAN

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

501 North E St, Suite H
Madera, CA 93638

FOR SALE | RETAIL PROPERTY

ADDITIONAL PHOTOS

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AERIAL MAP

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