



2315 N Cornelia Ave Fresno, CA 93722-5419

\$425,000

INVESTOR SPECIAL! This 3 bedroom, 2 bathroom, 1,654 square foot home is located on a large 2.38+- Acre lot with a shop in the thriving Central Unified School District. The single family residence is a shell with basic demo completed and ready for you to remodel. The lot has perimeter fencing and a automatic remote controlled gate. In addition to the shop another bonus feature is that the property receives Fresno Irrigation District water which is ideal for the hobby farmer or livestock owner. Don't miss out on this great opportunity!

Directions: From the intersection of Clinton Avenue and Cornelia Avenue drive south and property is located on the west side of the road.

ML#:582298	Year Built: 1981	Grade School	Biola-Pershing
Property Type	Residential	Lot Dimensions	330X627
Property Subtype	Single Family	# of Stories	Single Story
APN	31227050S	Heating & Cooling	Central Heat & Cool
Beds: 3	Baths 2	Fireplace Type	Masonry, Free Standing
Pool	No	Bath Features	Tub/Shower, Shower, Tub
Garage Spaces	2	Kitchen	F/S Range/Oven, Built In
Approx Square Feet	1654 Tax Records		Range/Oven, Electric
Lot Sq Ft (approx)	103673		Appliances, Disposal,
	2.3800		Dishwasher, Eating Area
Price/SqFt	\$256.95	Dining Room Features	Formal
Cross Street	Clinton Avenue	Style	Ranch, Spanish
County	Fresno	Parking Features	Potential RV Parking, Carport,
School District	Central Unified		Circular Driveway
High School	Central	Yard	Fenced
Junior High School	El Capitan	Pool	No

Presented By:

Ronnie Silva Lic: 01399739

Primary: 559-970-6910
Secondary: 559-485-0759

Fax:
E-mail: ronnie@ronsilvarealty.com

Ron Silva Realty, Inc Office Lic.: 01514246

5021 S. Elm
Fresno, CA 93706
559-485-0759

See our listings online:
<http://www.ronsilvarealty.com>



July 2022



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U.S. Patent 6,910,045



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