




454 Clovis Ave Clovis, CA 93612-1118

\$2,299,950

A rare chance to own a piece of commercial history in the heart of Old Town Clovis! The JE Good Building has been a staple of commerce for the city of Clovis since its birth and continues to be today. Its two-story floor plan is fully rented out with three rental units downstairs and fourteen upstairs. Located on the northwest corner of Clovis Avenue and Fifth Street it offers road frontage on two of the busiest, thorough fares in Old Town Clovis. Its solar system is owned free and clear as well! Don't miss out on this unique commercial building with a great cap rate!

Directions: Property is located on the northwest corner of Clovis Avenue and Fifth Street in Old Town Clovis.

ML#:582427	Year Built: 1940	Lot Sq Ft (approx)	7400
Property Type	Commercial		0.1699
Property Subtype	Office	Price/SqFt	\$162.89
APN	49220582	Cross Street	Fifth St.
Approx Square Feet	14120 Tax Records	County	Fresno

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 U.S. Patent 6,910,045

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