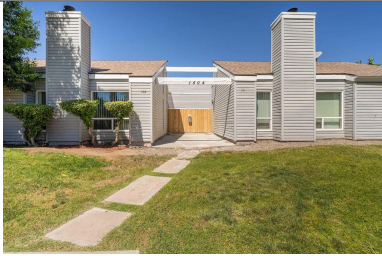


Client Summary Report

Listings as of 06/01/23 at 9:46am

Sold 05/22/23 **Listing # 589925** **1504 Pierce Dr, Clovis, CA 93612-2398** **Listing Price: \$1,550,000**
County: Fresno **Cross St: Willow/Barstow**



Property Type	Multi Family	Property Subtype	5 to 15 Units
Area	612	Approx Square Feet	7500 Tax Records
Beds	12	Price/Sq Ft	\$193.33
Baths	12	Lot Sq Ft(approx)	16019 ((Tax Records))
Garage Spaces	8	Lot Acres (approx)	0.3677
Year Built	1979	SP % LP	93.55
APN	42015102		
DOM/CDOM	62/62		
Selling Price	\$1,450,000		

Additional Pictures

School District	Clovis Unified	HIGH	Buchanan	JRHI	Alta Sierra	GRAD	Cole
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Directions South on Willow pass Barstow Ave, left on Beverly, left on Pierce.

Marketing Remark 6-unit complex in Clovis, California offers a fantastic investment opportunity for those looking for a turnkey property. The complex is fully occupied and in great condition, featuring units with 2/2 and 2/1.5, private patios, and attached garages. The inviting living room in each unit boasts a cozy fireplace, perfect for creating a warm and welcoming atmosphere. The 2-front units are 2/2, spacious, single-level units, while the 4-rear units are 2/1.5 and offer a townhouse-style layout for added variety.

This prime location complex is situated in the highly-regarded Clovis Unified School District and is within walking distance to an array of restaurants and entertainment options. This complex is perfect for tenants looking for a convenient and comfortable place to call home.

The property displays a clear pride of ownership, and with its numerous tenant amenities, it is sure to add value to any real estate portfolio. This is a chance to own a valuable income-generating property in a sought-after area, don't miss out on this opportunity! Please do not walk the grounds or disturb the tenants. AGENTS please read agent remarks.

Commission 2%

Presented By:

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U.S. Patent 6,910,045



Any offers of compensation are made only to participants of the MLS where the listing is filed.