

**FLEXIBLE RETAIL &
INVESTMENT OPPORTUNITY®**

109 & 113 NORTH R STREET, MADERA

109 & 113 N R ST, MADERA, CA 93637



FOR MORE INFORMATION PLEASE CONTACT

Kirk Atamian DRE #02127378

☎ 559.246.0000

✉ kirk@ckss.com

Madera- 501 North E #C, Madera CA 93638

Fresno- 8050 N Palm #300, Fresno CA 93711

Visalia- 4840 E Mineral King Ave #214, Visalia CA 93292

109 & 113 NORTH R STREET, MADERA

KA
KIRK ATAMIAN

RE/MAX
COMMERCIAL®

FLEXIBLE RETAIL & INVESTMENT OPPORTUNITY

109 & 113 NORTH R STREET, MADERA

TABLE OF CONTENT

OFFERING SUMMARY 3

PROPERTY FEATURES 4

PROPERTY SNAPS 5

FLOOR PLAN 6

EXCLUSIVELY PRESENTED 7

FOR MORE INFORMATION
PLEASE CONTACT

Kirk Atamian

☎ 559-246-0000

✉ kirk@ckss.com

🌐 www.ckss.com

KA
KIRK ATAMIAN

RE/MAX
COMMERCIAL®

OFFERING SUMMARY

PROPERTY DESCRIPTION

Two separate buildings with common wall totaling approximately 6,300 SF on one parcel along North R Street in Madera. Both buildings are currently vacant, offering flexibility for an owner-user, investor, or business looking to establish a Central Valley presence.

One building includes a roll-up garage door, expanding potential uses for service businesses, contractors, automotive-related operations, equipment, and other drive-in uses. The property also features a fenced rear area and ample parking, adding functionality for storage, inventory, equipment, and customers.

Located within the Highway 99 corridor, the property provides convenient access throughout Madera and the surrounding Central Valley.

At an asking price of \$1,260,000, buyers can occupy one building and lease the other, lease both separately, or utilize the entire property for their own operations. Both buildings are also available for individual lease.

An excellent opportunity for an owner-user, investor, or 1031 exchange buyer seeking a flexible commercial property in Madera.



Offering Summary

Sales Price:	\$ 1, 260, 000
---------------------	----------------

Lot Size:	9,147 SF lot
------------------	--------------

Built in	1999
-----------------	------

Highlights

- ±6,300 SF combined building area
- Two separate buildings with common wall
- Roll-Up Garage Door
- Fenced rear area for storage, equipment, or inventory
- Flexible Owner-User or Multi-Tenant Potential
- Seamless logistics access

PROPERTY FEATURES

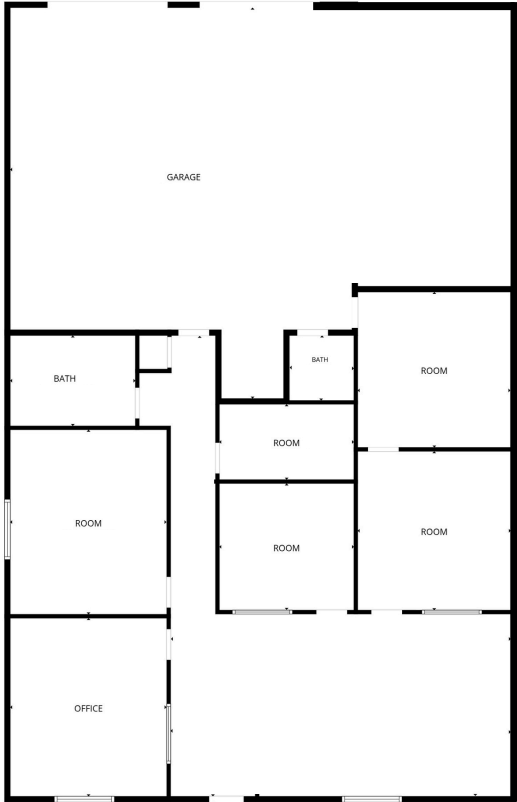
- **Two Buildings:** Approximately ±6,300 SF of combined building area across two independent retail structures on one parcel.
- **Flexible Commercial Use:** Ideal for owner-user, multi-tenant, retail, service, contractor, automotive-related, or other permitted commercial uses.
- **Roll-Up Garage Door:** One building includes a roll-up door, providing convenient drive-in access for vehicles, equipment, inventory, or materials.
- **Fenced Rear Area:** Secured rear space provides additional flexibility for storage, equipment, inventory, or outdoor business operations.
- **Ample On-Site Parking:** Generous parking availability supports customers, employees, tenants, and daily business operations.
- **Vacant Possession:** Both buildings are currently vacant, allowing a new owner to implement their preferred business or leasing strategy immediately.
- **Highway 99 Corridor:** Conveniently located along North R Street with access to the broader Highway 99 corridor and surrounding Central Valley communities.
- **Owner-User & Investment Potential:** Opportunity to occupy one building and lease the other, lease both independently, or utilize both buildings under one ownership.



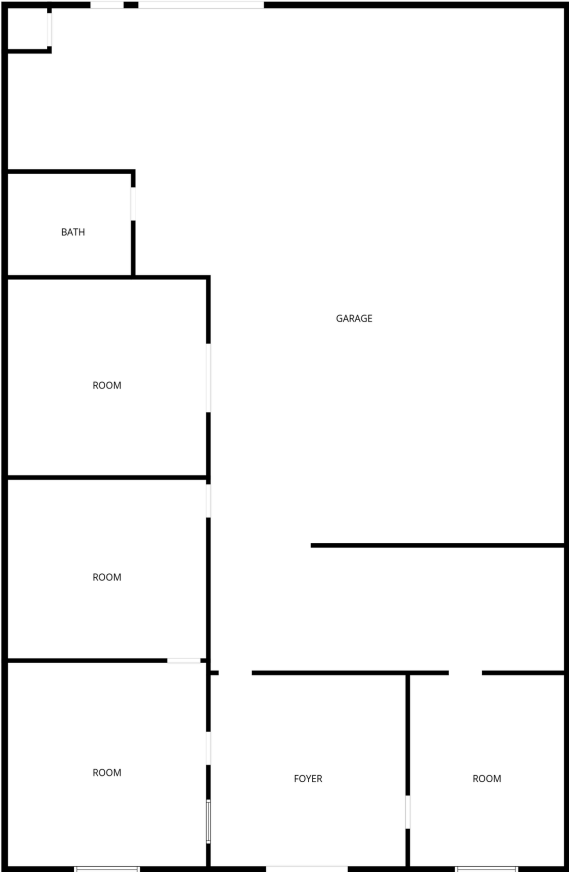
PROPERTY SNAPS



Floor Plan



113



109

FLEXIBLE RETAIL & INVESTMENT OPPORTUNITY

109 & 113 NORTH R STREET, MADERA



FOR MORE INFORMATION
PLEASE CONTACT

Kirk Atamian

📞 559-246-0000

✉️ kirk@ckss.com

🌐 www.ckss.com

DRE #02127378

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains confidential and proprietary information and is intended solely for the recipient to whom it has been delivered by RE/MAX Success – Kirk Atamian. No part of this document may be reproduced, distributed, or disclosed to any third party without the prior written consent of RE/MAX Success – Kirk Atamian.

By accepting this Offering Memorandum, the recipient agrees to maintain the confidentiality of all information contained herein. If the recipient has no interest in the subject property, this document should be returned promptly to RE/MAX Success – Kirk Atamian.

The information contained herein has been obtained from sources believed to be reliable; however, it has not been independently verified. RE/MAX Success – Kirk Atamian makes no representations or warranties, express or implied, regarding the accuracy or completeness of the information provided, including but not limited to the property's financial performance, physical condition, environmental status, legal compliance, dimensions, or tenant information.

Prospective purchasers are responsible for conducting their own independent investigations and due diligence and shall rely solely upon their own findings. All costs associated with such investigations shall be borne by the prospective purchaser.

