



LEASE INFORMATION

COMMERCIAL PROPERTY

816 W YOSEMITE STE 102
MADERA CALIF 93638

KA
KIRK ATAMIAN

KIRK ATAMIAN
559-246-0000
KIRK@KIRKATAMIANREALESTATE.COM
DRE:021273785

RE/MAX
COMMERCIAL

WWW.KIRKATAMIANREALESTATE.COM

IMPORTANT DISCLOSURES

REMAX Commercial Lease Brochure Disclaimer

This brochure has been prepared solely for informational purposes.

The information contained herein is believed to be accurate and reliable; however, no representation, warranty, or guarantee, expressed or implied, is made as to its accuracy, completeness, or correctness. All information is subject to change without notice.

Prospective tenants are strongly encouraged to perform their own independent investigations and consult with legal, financial, and real estate advisors prior to making any leasing decisions. REMAX Commercial and its agents expressly disclaim any and all liability for representations, express or implied, contained in or omitted from this brochure.

This brochure and its contents are confidential and intended solely for the use of the recipient. Reproduction or distribution of any part of this document without the prior written consent of REMAX Commercial is strictly prohibited.

All lease offers, if made, will be extended only to qualified tenants and in compliance with all applicable laws and regulations.

By accepting this brochure, the recipient acknowledges and agrees to the terms and conditions outlined above.

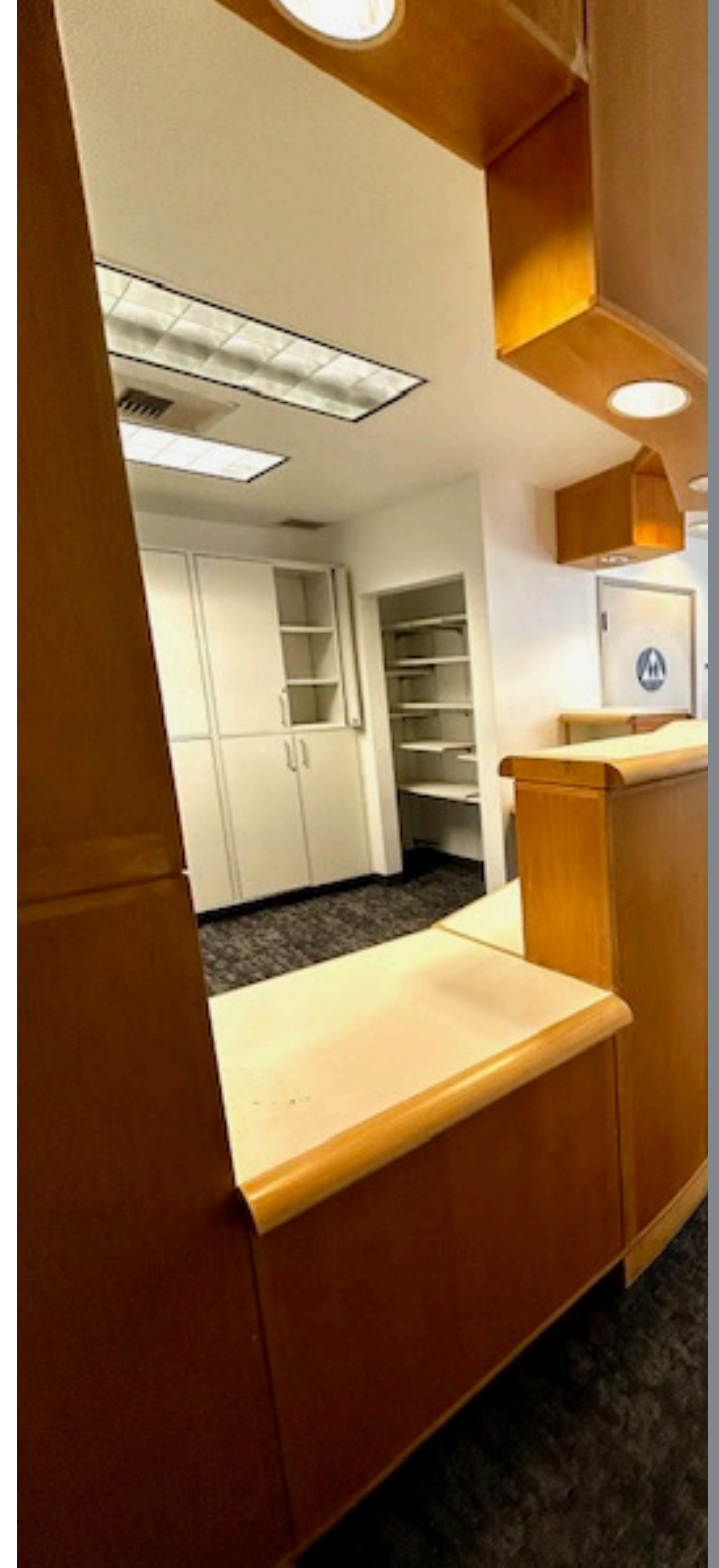


TABLE OF CONTENTS

- 01 PROPERTY INFORMATION
- 02 FLOOR PLANS
- 03 PROPERTY PHOTOS
- 04 AERIALS & MAPS



01

PROPERTY INFORMATION

LEASE INFORMATION

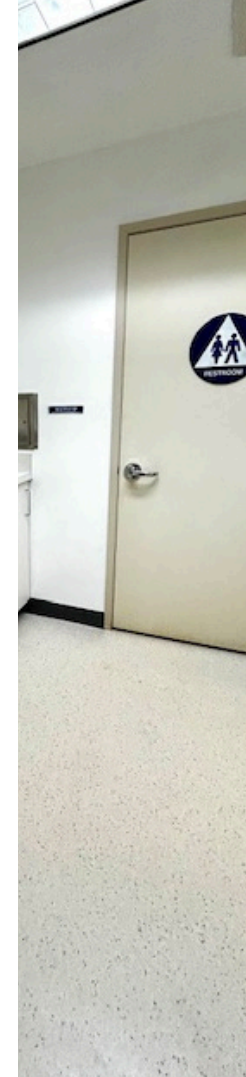
PROPERTY SUMMARY



LEASE INFORMATION

Available now leasing: 1,650 SF at 816 W Yosemite Ste 102 in Madera. Features include an open floor plan, 4 private offices, medical rooms, and ample on-site parking. Prime location near well established businesses. Ideal for medical/healthcare clinics or relaxation center.

PROPERTY ADDRESS	816 W Yosemite Ste 102
SQUARE FEET	1,650
LOT SIZE	22,215
PARCEL NUMBER	010-113-016
ASKING PRICE	\$1.75 sq ft
TYPE OF LEASE	Gross Lease
LEASE LENTH	5 years





PROPERTY SUMMARY

Introducing this versatile property at 816 W Yosemite Ave Ste 102 ideal for a wellness center, medical office, or professional services. Recently updated with brand-new flooring and fresh interior paint, the space offers a clean, modern feel ready for immediate use. Located on a high-visibility corridor with strong traffic flow and close proximity to established businesses, this is an excellent opportunity for operators seeking a ready-to-go space in a growing market.



HIGHLIGHTS

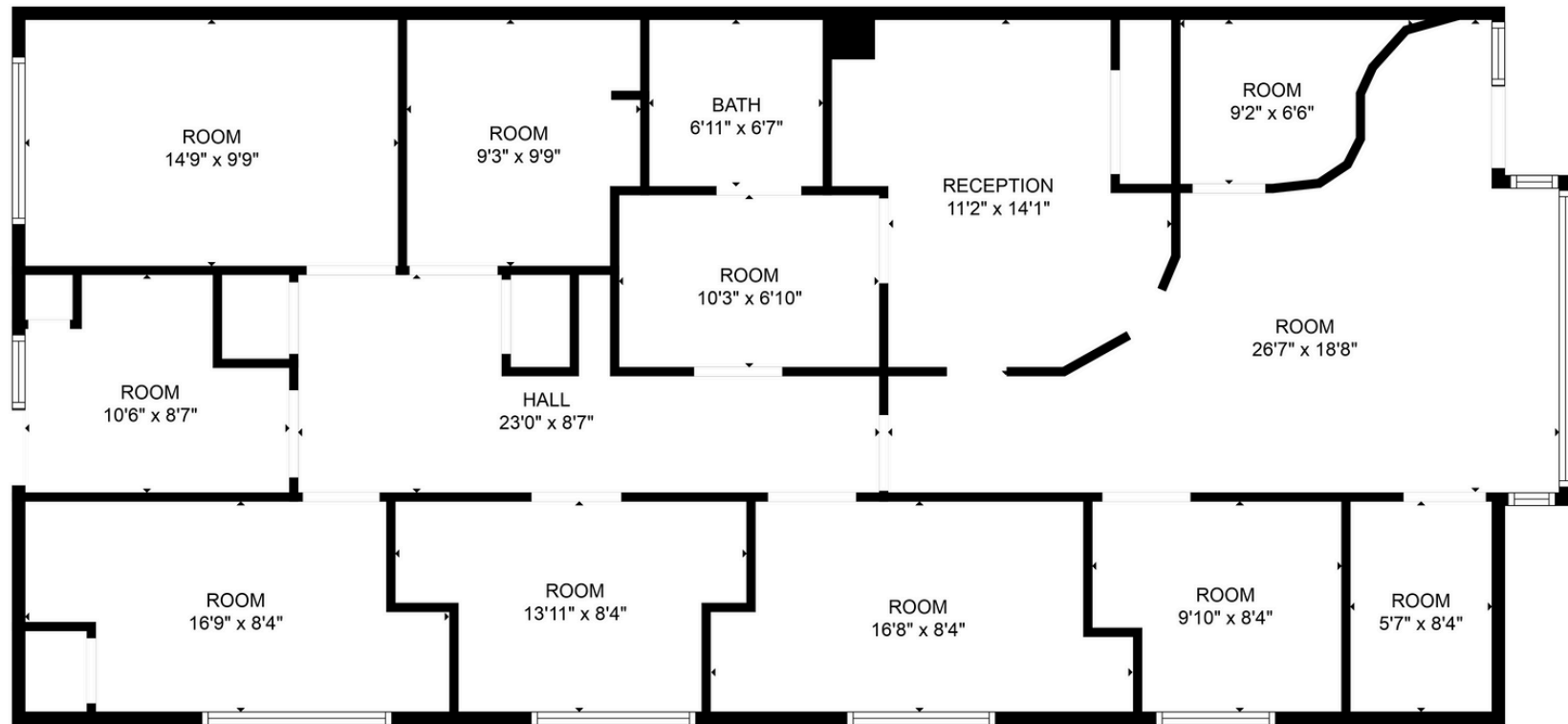
- Equipped with medical machinery
- Newly painted
- New flooring
- Well-visibility
- Strong traffic flow

02

FLOOR PLANS

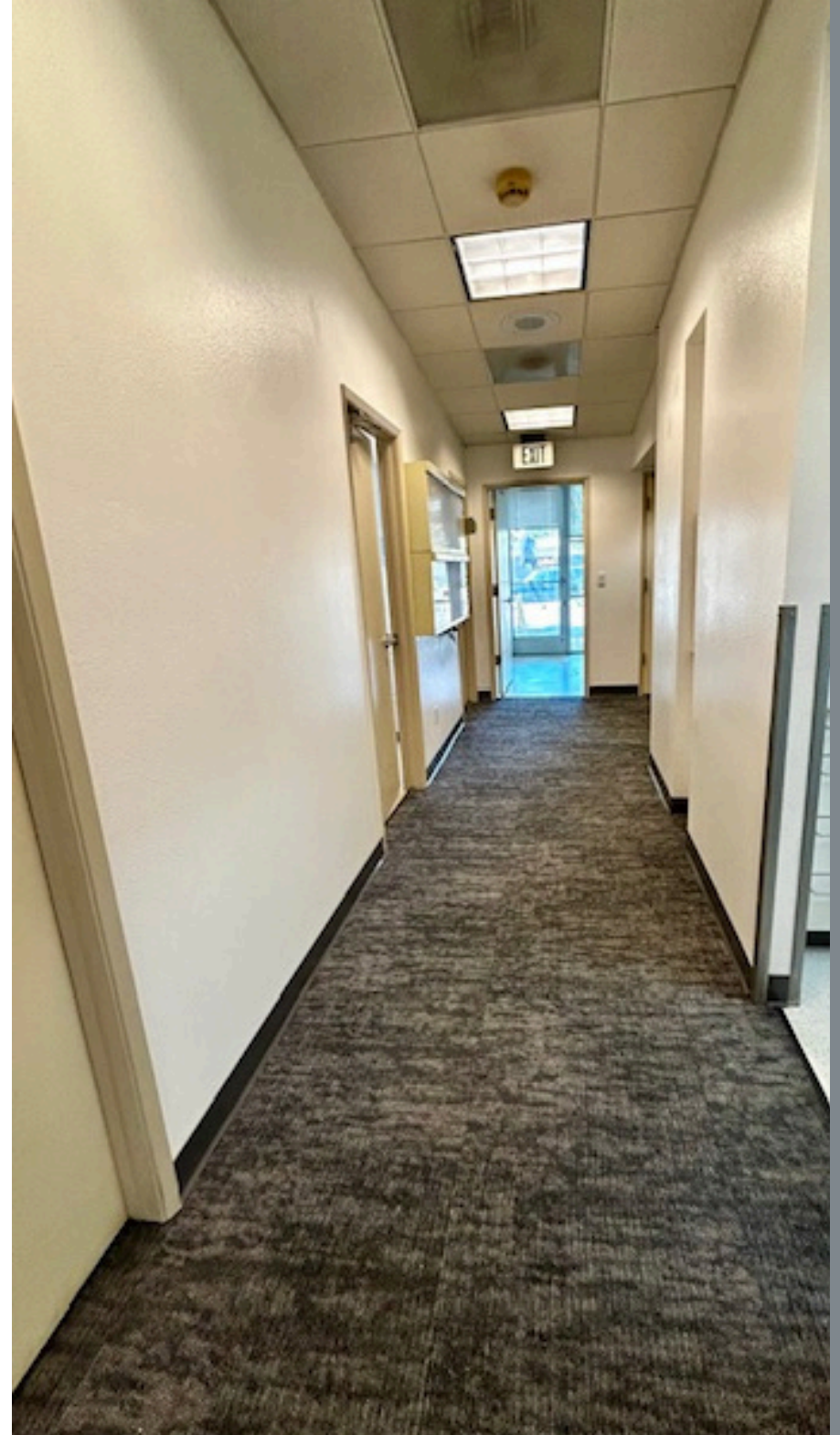


FLOOR PLANS



03

PROPERTY PHOTOS





04

AERIALS & MAPS



AERIAL

816 W Yosemite Ave





CONTACT

Kirk Atamian
559-246-0000
kirk@kirkatamianrealestate.com
DRE:02127378



REMAX SUCCESS | 501 North E #H, Madera, CA | 559-246-0000 |
www.kirkatamianrealestate.com.com