



**3695 W Cortland Ave Fresno, CA 93722-4707**

**\$284,950**

Investor special! This property is full of potential and located within the highly acclaimed Central Unified School District. With the rental market and selling market in high demand these investment properties are hard to come by. Do not miss out on this opportunity!

**Directions:** Head down 99 HWY. Take exit on to W Clinton Ave. Turn right onto N Marks Ave. Take it around the bend and it will turn into Shields Ave. Turn right onto Marty Ave. Turn Left on W Cortland and the house will be on the left hand side.

ML#:575550	Year Built: 1957	County	Fresno
Property Type	Residential	School District	Central Unified
Property Subtype	Single Family	High School	Central
APN	43328405	Junior High School	Glacier Point
Beds: 4	Baths 1	Grade School	Roosevelt
Pool	No	Lot Dimensions	68X131
Approx Square Feet	1229 Tax Records	# of Stories	Single Story
Lot Sq Ft (approx)	8908	Heating & Cooling	Other
	0.2045	Style	Ranch
Price/SqFt	\$231.86	Pool	No
Cross Street	Shields Ave		

**Presented By:**

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U.S. Patent 6,910,045

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