



3504 E Terrace Ave, Fresno, CA 93703

\$295,000

Est. \$1,531/mo [Get a custom quote](#)

5

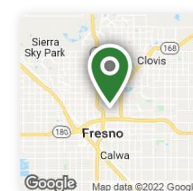
Beds

3

Baths

1,828

Sq Ft



About This Home

Amazing opportunity to add this property to your investment portfolio. This triplex features 2 units with 2 beds and 1 bath and 1 unit with 1 bed and 1 bath. In addition, there are 3 car garages and a washer/dryer for each unit! Unit 3508 had windows updated in December as well as new paint and carpet. All units are occupied. Current rents are \$795, \$795, and \$650 which brings it to a total of \$2,240/month. Please do NOT walk on the property.

Listed by Chimzi Chuku • DRE #02129814 • eXp Realty of California, Inc.

Redfin last checked: [5 hours ago](#) | Last updated Mar 21, 2022

• Source: FRESNOMLS #572551

Home Facts

Status

Pending

Time on Redfin

47 days

Property Type

Multi Family

Year Built

1953

Community

Fresno

Lot Size

10,125 Sq. Ft.

MLS#

572551

Price Insights

Est. Mo. Payment

\$1,531

Price/Sq.Ft.

\$161



Payment Calculator

\$1,531 per month ⓘ

[Find a Lender](#)

Principal and interest

\$1,170

Property Taxes

\$307

Homeowners' Insurance

\$54

Down Payment 20% (\$59,000)

Home Price \$295,000

Loan Details 30 yr, 4.312%

...

%

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e
up-
n

by Similar Homes





\$285,000

4 Beds 2 Baths 1,792 Sq. Ft.
2727 E Grant Ave, Fresno, CA 93701

Garage

Parking



\$299,900

4 Beds 2 Baths 1,450 Sq. Ft.
3434 W University Ave, Fresno, CA 93722

Yard

Parking

Stucco

Property Details for 3504 E Terrace Ave

Interior Features

Interior Features

- Floor: Wood Subfloor

Equipment

- Refrigerator: All Units
- Stove: All units

Heating & Cooling

- Heat/Cool: Evaporative, Floor or Wall Heat

Parking / Garage, School / Neighborhood, Utilities, Lease / Rent Details

Parking Information

- Parking: Uncovered
- Garage Type: Attached
- # of Garage Spaces: 3

School Information

- School Name 1: McLane
- School Type 1: High School
- School Name 2: Scandinavian
- School Type 2: Junior High School
- School Name 3: Wilson
- School Type 3: Grade School

Utility Information

- Sewer/Water: Public Water, Public Sewer
- Gas & Electric: Public Utilities

Lease Information

- Tenant Pays: Electric, Gas
- Income Includes: Unit Rent

Exterior Features

Exterior Features

- Yard: Fenced
- Exterior: Stucco

Building Information

- Stories: Single Story
- Roofing: Composite Shingle

Multi-Unit Information

Unit Information

- # of Units (Total): 3
- Special Features: Private Patios

Multi - Unit Information

- Annual Expense: \$5,800.45
- Expenses Include: Management, Gardener, Maintenance/Repair, Water, Sewer
- Annual Income: \$25,214
- Net Income: \$19,413.55
- Sources of Income/Expenses: Property Manager

Property / Lot Details

Lot Information

- Region: Urban
- APN: 44530311
- Acres: 0.2324

Property Information

- Property Subtype 1: Triplex

- Property Type: Multi Family
- Property Disclaimer: Information herein deemed reliable but not guaranteed, representations are approximate, individual verification recommended.
- Property Subtype: Triplex
- Total Buildings: 3

Location Details, Home Information

Location Information

- Directions: East on Clinton from First, left on Bond, right on Terrace.

Home Information

- Stories: Single Story

Details provided by FRESNOMLS and may not match the public record. [Learn more.](#)

File & Tax History for 3504 E Terrace Ave

Sale History Tax History

Today

○ Mar 21, 2022 Date	Pending FRESNOMLS #572551	— Price
○ Feb 28, 2022 Date	Pending (Backup) FRESNOMLS #572551	— Price
○ Feb 24, 2022 Date	Relisted (Active) FRESNOMLS #572551	— Price
○ Feb 7, 2022 Date	Pending FRESNOMLS #572551	— Price
○ Feb 3, 2022 Date	Listed (Active) FRESNOMLS #572551	\$295,000 Price

Jul, 2020

○ Jul 13, 2020 Date	Pending FRESNOMLS #538002	— Price
○ Jul 8, 2020 Date	Price Changed FRESNOMLS #538002	* Price
○ Jun 3, 2020 Date	Relisted (Active) FRESNOMLS #538002	— Price
○ Mar 31, 2020 Date	Delisted (Temporary Hold) FRESNOMLS #538002	— Price
○ Mar 10, 2020 Date	Relisted (Active) FRESNOMLS #538002	— Price
○ Mar 6, 2020 Date	Pending FRESNOMLS #538002	— Price
○ Feb 26, 2020 Date	Listed (Active) FRESNOMLS #538002	* Price

[See all property history](#) ▾

** Price available after [signing in](#).

chools

GreatSchools Summary Rating

5/10	Wishon Elementary Public, K-6 • Serves this home	606 Students	0.3mi Distance	★★★★★ 1 reviews
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2/10	Scandinavian Middle Public, 7-8 • Serves this home	740 Students	1.5mi Distance	★★★★☆ 2 reviews
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3/10

McLane High

Public, 9-12 • Serves this home

1812

Students

0.6mi

Distance



4 reviews

School data is provided by [GreatSchools](#), a nonprofit organization. Redfin recommends buyers use GreatSchools information and ratings as a first step, and conduct their own investigation to determine their desired schools or school districts, including by contacting and visiting the schools themselves. [Learn more about GreatSchools' rating system.](#)

Redfin does not endorse or guarantee this information. School service boundaries are intended to be used as a reference only; they may change and are not guaranteed to be accurate. To verify school enrollment eligibility, contact the school district directly.

Schools don't impact everyone equally. [Learn more about the achievement gap.](#)

ound This Home

Transportation in 93703



50 /100

Somewhat Walkable
Walk Score®



51 /100

Bikeable
Bike Score®



Places Nearby

7 groceries, 17 restaurants, 0 parks



ctivity for 3504 E Terrace Ave



891

Views



38

Favorites



0

X-Outs



0

Redfin Tours

ublic Facts for 3504 E Terrace Ave

Beds

4

Rate



Finished Sq. Ft.	1,828
Unfinished Sq. Ft.	—
Total Sq. Ft.	1,828
Stories	1
Lot Size	10,125 Sq. Ft.
Style	Multi-Family (2-4 Unit)
Year Built	1953
Year Renovated	1953
County	Fresno County
APN	44530311

Home facts updated by county records on Jan 12, 2022.

Climate Risk

About Climate Risk

Most homes have some risk of natural disasters, and may be impacted by climate change due to rising temperatures and sea levels.

Flood Risk Provided by First Street Foundation




Environmental Risks Provided by ClimateCheck



Storm Risk

Relatively Low - 15 storms expected in 2050



 **Drought Risk** ▼
Very High - Water stress expected to be 78% in 2050

 **Heat Risk** ▼
High - 39 hot days expected in 2050

 **Fire Risk** ▼
Relatively Low - 0% of land expected to burn in 2050

Climate risk data is provided for informational purposes only by Flood Factor™ and ClimateCheck®.

Redfin does not endorse nor guarantee this information. By providing this information, Redfin and its agents are not providing advice or guidance on flood risk, flood insurance, or other climate risks. Redfin strongly recommends that consumers independently investigate the property's climate risks to their own personal satisfaction.

Questions or feedback about this data? Get help at floodfactor.com and climatecheck.com

Redfin Estimate for 3504 E Terrace Ave

We cannot show automated home-value estimates for this home. [Learn More](#)

Nearby Homes have recently sold between **\$278,000** to **\$340,000**.



\$278,000 Sold Price

(A)

3 Beds 2 Baths 1,550 Sq. Ft.

4463 E Robinson Ave. Fresno. CA 93726



\$315,000 Sold Price

(B)

3 Beds 1.75 Baths 1,686 Sq. Ft.

4583 E Dakota Ave. Fresno. CA 93726

+ \$18/sq ft

↓ smaller lot

↑ 12 years newer

+ \$26/sq ft

↑ larger lot

↑ 5 years newer

[View comparables on map](#) ▾

Market Insights for 3504 E Terrace Ave

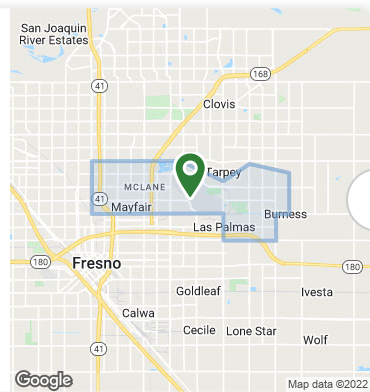
Based on homes from MLS and/or public records

[Redfin](#) > [California](#) > [Fresno](#) > [93703](#)

Multi-Family Home Sales (Last 30 days)

McLane Neighborhood

\$285K Median List Price	126 Median Days on Mkt.	2 # Listed Homes
\$150 Median \$ / Sq. Ft.	96.6% Median Sale-to-List	2 # Sold Homes



Market Competition in McLane

Calculated over the last 3 months

78 Very Competitive
Redfin Compete Score™ ⓘ

0 100

- Many homes get multiple offers, some with waived contingencies.
- The average homes sell for about **2%** above list price and go pending in around **10 days**.
- Hot homes can sell for about **5%** above list price and go pending in around **6 days**.

[Compare to nearby Neighborhoods](#)



What It Takes to Win an Offer near **McLane**

~\$350K Offer 8 Weeks Ago

3 Beds, 1.75 Baths, ~1,500 Sq. Ft. House

Offer Not Accepted — Sold for \$350K

0%	16	5	~10%
Over List Price	Days on Market	Competing Offers	Down Payment

Buyers offered \$342K. Due to CMA showing askings to be much higher than value, buyers decided to not offer appraisal gap. Sellers accepted a \$350K offer with waived... [More](#)

James Hoang
Redfin Agent

[More Offer Insights](#) ▾

Nearby Similar Homes

Homes similar to this home are listed between \$285K to \$825K at an average of \$240 per square foot.

HOT HOME

\$285,000

4 Beds 2 Baths 1,792 Sq. Ft.

2727 E Grant Ave, Fresno, CA 93701

Garage

Parking

HOT HOME

\$299,900

4 Beds 2 Baths 1,450 Sq. Ft.

3434 W University Ave, Fresno, CA 93722

Yard

Parking

Stucco

HOT HOME

\$430,000

6 Beds 3 Baths 2,799 Sq. Ft.

4153 E Verrue Ave, Fresno, CA 93702

Yard

Garage

\$649,999

3 Beds 2.5 Baths 2,189 Sq. Ft.

1448 E Gettysburg Ave, Fresno, CA 93704

Garage

Stucco

\$825,000

6 Beds 6 Baths 4,382 Sq. Ft.

1313 E Ashlan Ave, Fresno, CA 93704

Yard

Garage

Parking

Fireplace

Stucco

\$440,000

4 Beds 4 Baths 1,872 Sq. Ft.

2306 N San Pablo Ave, Fresno, CA 93704

Garage

Stucco

[View More Homes](#)

Nearby Recently Sold Homes

Nearby homes similar to this home have recently sold between \$265K to \$490K at an average of \$155 per square foot.

SOLD MAR 1, 2022

\$314,000 Last Sold Price

4 Beds 2 Baths 1,600 Sq. Ft.

2408 E Carmen Ave, Fresno, CA 93703

Yard

Parking

Stucco

SOLD FEB 25, 2022

\$385,000 Last Sold Price

5 Beds 4 Baths 2,265 Sq. Ft.

4507 N Sharon, Fresno, CA 93726

Yard

Parking

Fireplace

Stucco

SOLD OCT 8, 2021

\$280,000 Last Sold Price

4 Beds 2 Baths 1,902 Sq. Ft.

2743 E Cornell Ave, Fresno, CA 93703

Parking

Stucco

[View More Recently Sold Homes](#)

More Real Estate Resources

New Listings in 93703

[2925 N 3rd St](#)

[4381 E Simpson Ave](#)

[1304 N 11Th St](#)

[4616 E Princeton Ave](#)

[2224 E Princeton Ave](#)

[4740 E Harvard Ave](#)

[Show More](#) ▼

Neighborhoods

[McLane](#) homes for sale

[Central Fresno](#) homes for sale

[Yosemite School](#) homes for sale

Nearby Cities

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[Kerman](#) homes for sale

[Auberry](#) homes for sale

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Zip Codes

[93703](#) homes for sale

[93726 homes for sale](#)

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Frequently Asked Questions for 3504 E Terrace Ave

What is 3504 E Terrace Ave? 	When was this home
How many photos are available for this home? 	How competitive is
How long has this home been listed on Redfin? 	What's the full addr

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GreatSchools Ratings provided by [GreatSchools.org](https://www.greatschools.org).