

# COMPASSIONATE FAMILY CARE | 306 N CONYER STREET , VISALIA, CA 93291 **PRICE REDUCED**

## Executive Summary



### SALE PRICE

**\$875,000**

### PROPERTY OVERVIEW **PRICE REDUCED!!!**

Fully leased investment opportunity for a beautifully designed doctor's office in Central Visalia. The larger office is approximately 3619 sf and the adjoining office is approximately 1232 sf which is currently on a 60 month lease. The larger office has a large waiting room, reception area, ten exam rooms, two labs, four private offices, two large nursing stations, three break rooms, and three rest rooms. The smaller office has a waiting room, reception area, four exam rooms, a break area, two rest rooms, a private doctor's office.

### OFFERING SUMMARY

Cap Rate:	7.22%
NOI:	\$64,800
Available SF:	
Lot Size:	0.36 Acres
Year Built:	1983
Building Size:	4,851 SF
Zoning:	Mixed Use Downtown
Price / SF:	\$180.38

### PROPERTY HIGHLIGHTS

- Fully leased doctor's offices
- Two adjoining doctors offices with a combined sf of approximately 4851 sf
- Fourteen exam rooms, five private offices, two labs, five rest rooms, two large waiting rooms, and two reception areas

**MARTY ZEEB SIOR**  
+15596252128 x11  
zeeb@aol.com  
CalDRE #00847045

**JOHN AKERS**  
559.625.2128  
jakerszcre@outlook.com  
CalDRE #00871521

132 N Akers St  
Visalia, CA 93291-5121  
559.625.2128 | zeebre.com

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## Additional Photos



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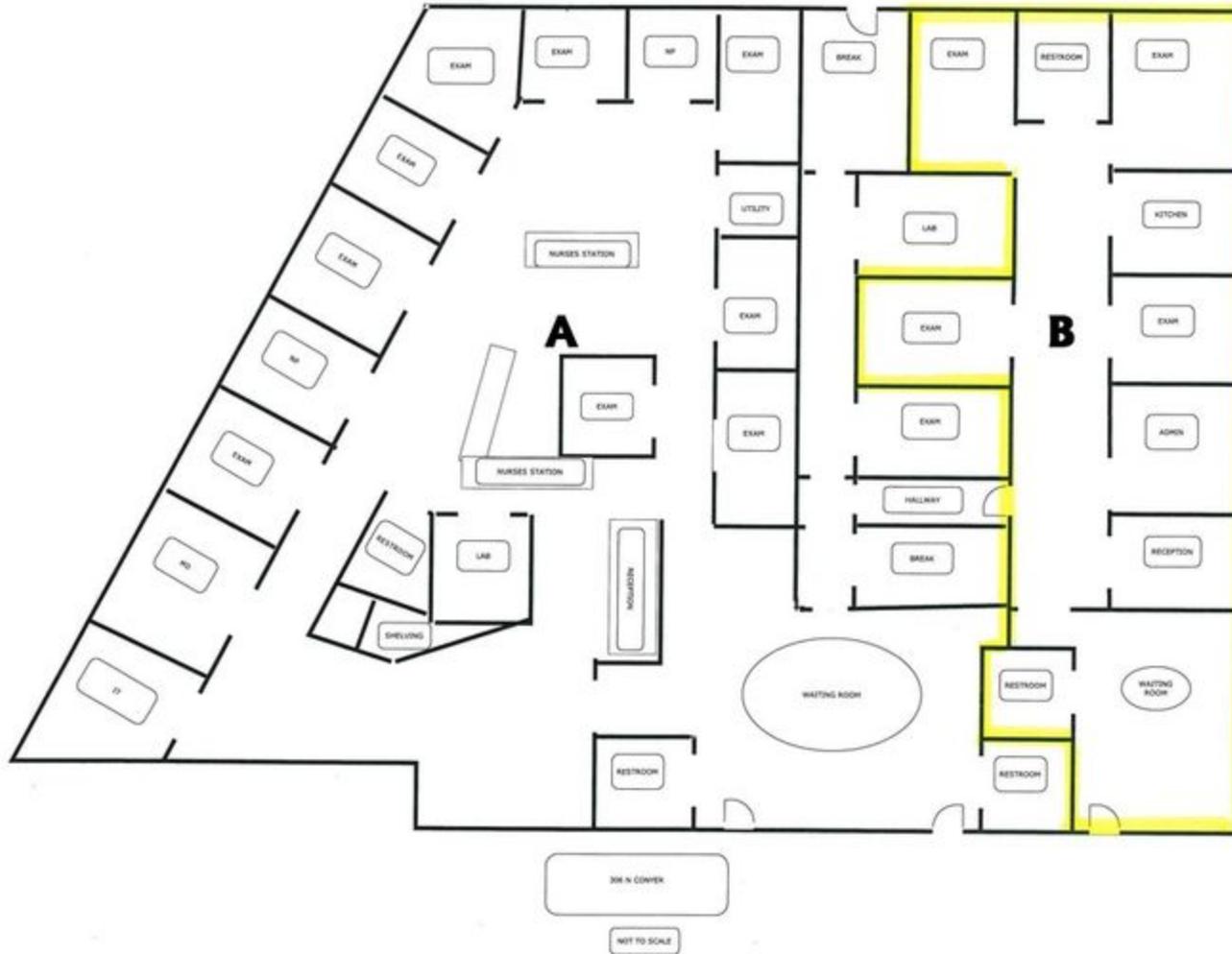
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## Floor Plans



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Location Map



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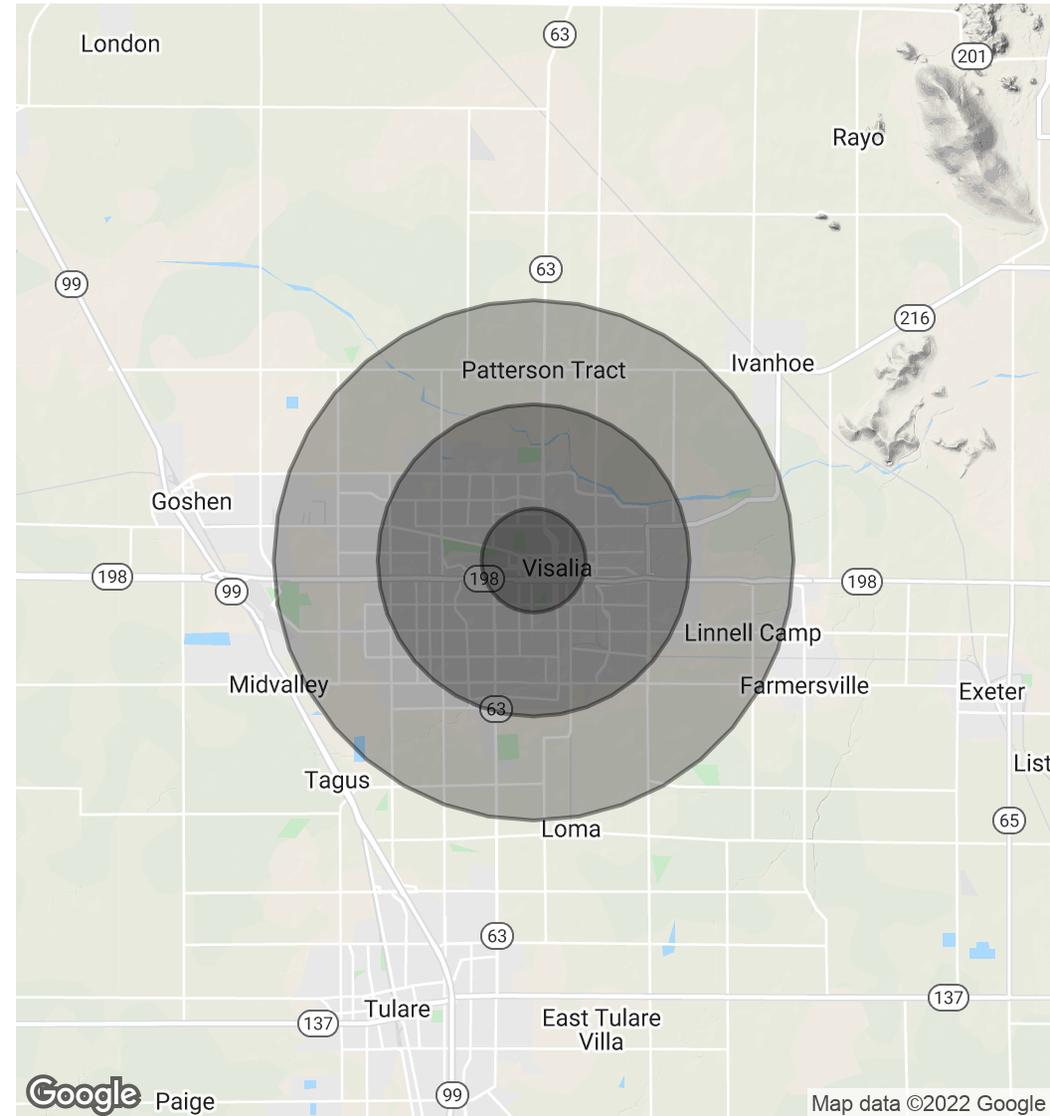
## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,250	84,763	133,070
Average age	27.3	31.9	31.9
Average age (Male)	26.8	31.2	31.1
Average age (Female)	28.3	33.4	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,120	27,790	44,012
# of persons per HH	3.4	3.1	3.0
Average HH income	\$48,758	\$65,387	\$68,170
Average house value	\$216,483	\$275,286	\$278,139

\* Demographic data derived from 2010 US Census



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