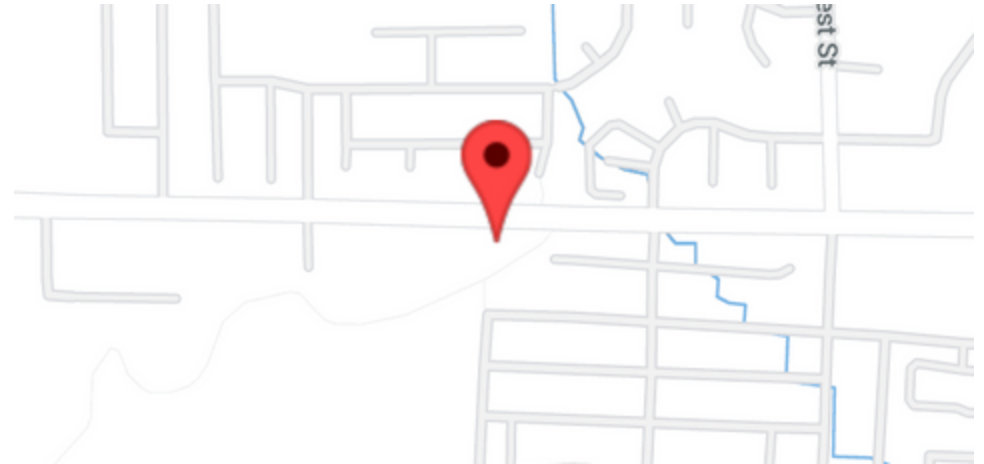


# HOLBROOK SITE | 1019 W CALDWELL AVE, VISALIA, CA 93277

## Executive Summary



### SALE PRICE

**\$650,000**

### PROPERTY OVERVIEW

Single family home with shop building , Large 1.23 Acre site In the city with commercial zone, House is 2350Sq.Ft. shop is 24x50 sperate Meter.

### OFFERING SUMMARY

Available SF:

Lot Size: 1.23 Acres

Year Built: 1939

Building Size: 2,350 SF

Renovated: 2000

Zoning: CR

Price / SF: \$276.60

### PROPERTY HIGHLIGHTS

- CR Zone
- Caldwell Ave
- House w Shop
- 1.23 Acres
- City Water 1 inch Line
- Possible Lot Split
- Being sold as is

### KYLE RHINEBECK SIOR

559.625.2128 x14  
callkyle@callkyle.com  
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132 N Akers St  
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## Additional Photos



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## Location Map



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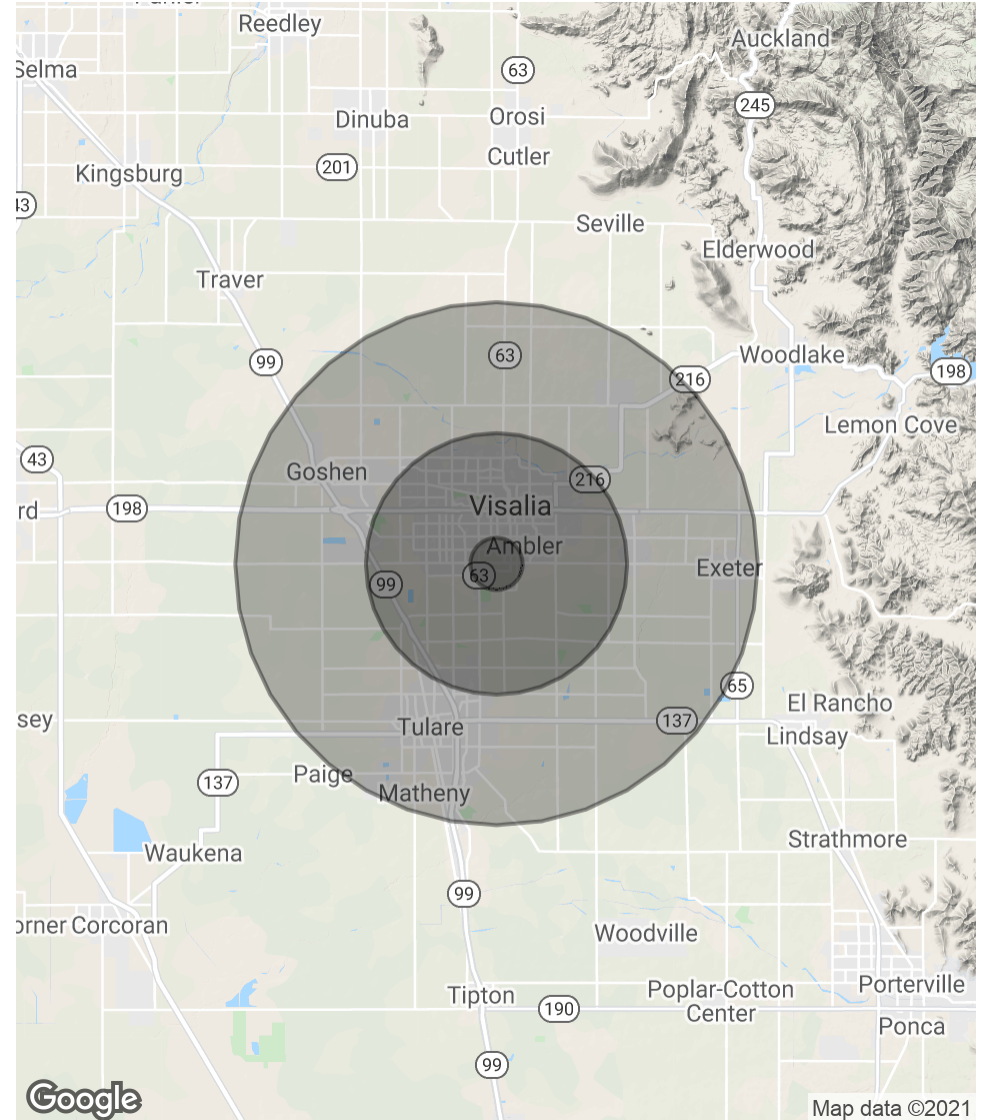
## Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,870	125,490	250,949
Average age	39.9	32.0	30.8
Average age (Male)	39.8	31.2	30.1
Average age (Female)	40.4	33.7	31.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,180	41,668	78,395
# of persons per HH	2.8	3.0	3.2
Average HH income	\$78,155	\$66,596	\$64,365
Average house value	\$326,538	\$271,517	\$270,628

\* Demographic data derived from 2010 US Census



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