

244 E WUTCHUMNA | WOODLAKE, CA 93286

Executive Summary



SALE PRICE

\$550,000

OFFERING SUMMARY

Available SF:	2,836 SF
Lot Size:	4.63 Acres
Building Size:	2,836 SF
Price / SF:	\$193.94

PROPERTY OVERVIEW

Unique opportunity to have an in town residence on acreage and/or develop the property for neighborhood commercial use. Includes two (2) APNS, of 1.1 and 3.53 acres for a combined 4.63 acres. The property includes a sprawling ranch style residence built in the 1940s, detached 945 sf garage (392 sf office and 553 sf of unfinished garage) and 3900 sf shop with an office and restroom. The large 2,836 sf home has two living areas, a kitchen, dining area, office/bedroom, three additional bedrooms, laundry room and four bathrooms. This property has so much potential!

PROPERTY HIGHLIGHTS

- -Acreage in the town of Woodlake
- -Use as residence and/or neighborhood commercial
- -Large shop

JESSICA BENEVENTO
559.625.2128 x13
Jessica@zeebre.com
CalDRE #02033759

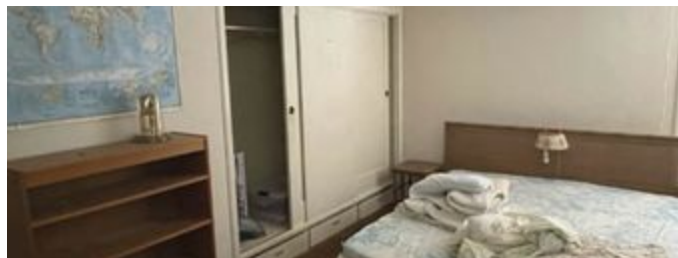
SHARI AGUIRRE
559.625.2128
shari@zeebre.com
CalDRE #01115021

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

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Additional Photos



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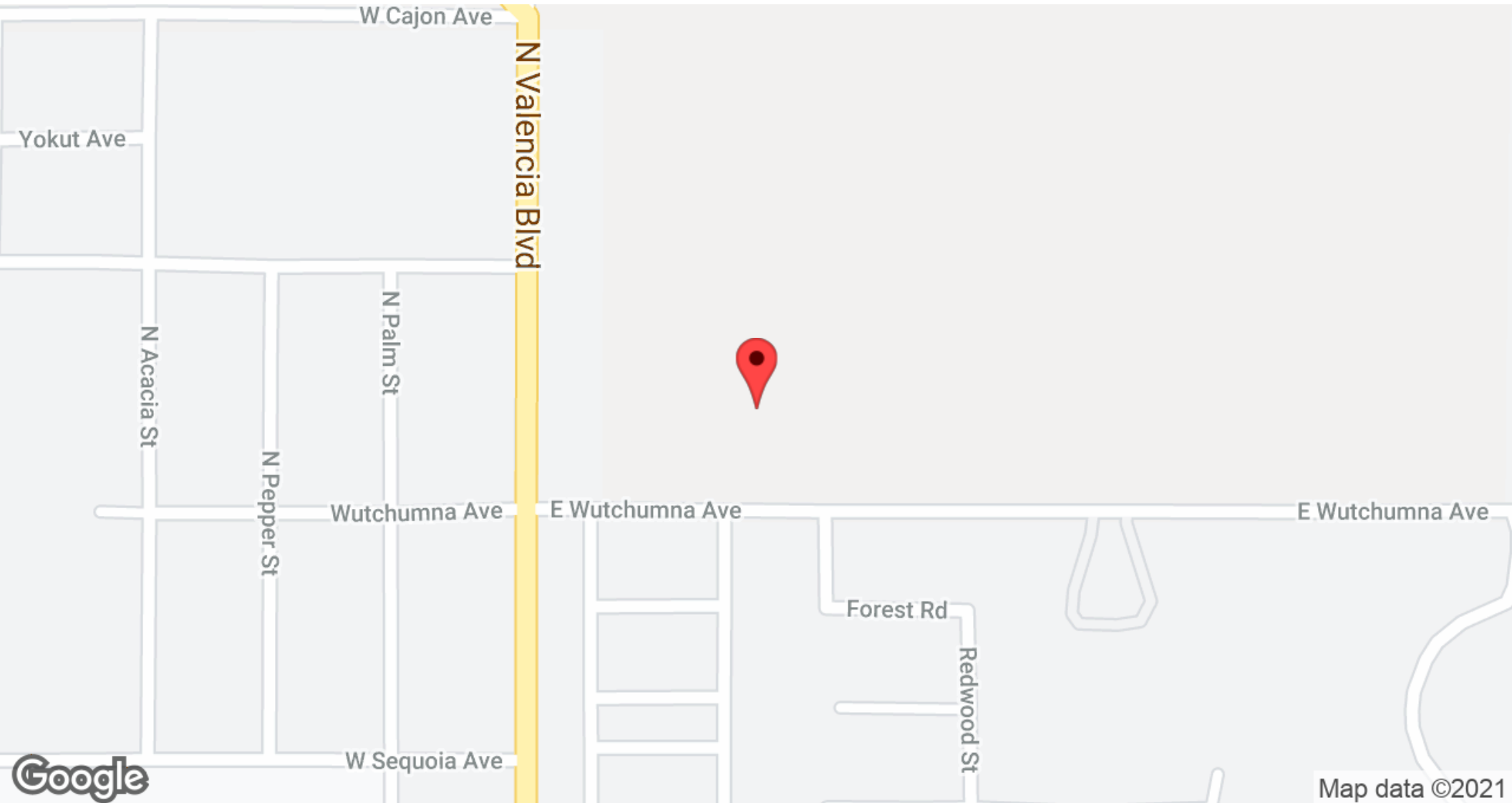
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Location Map



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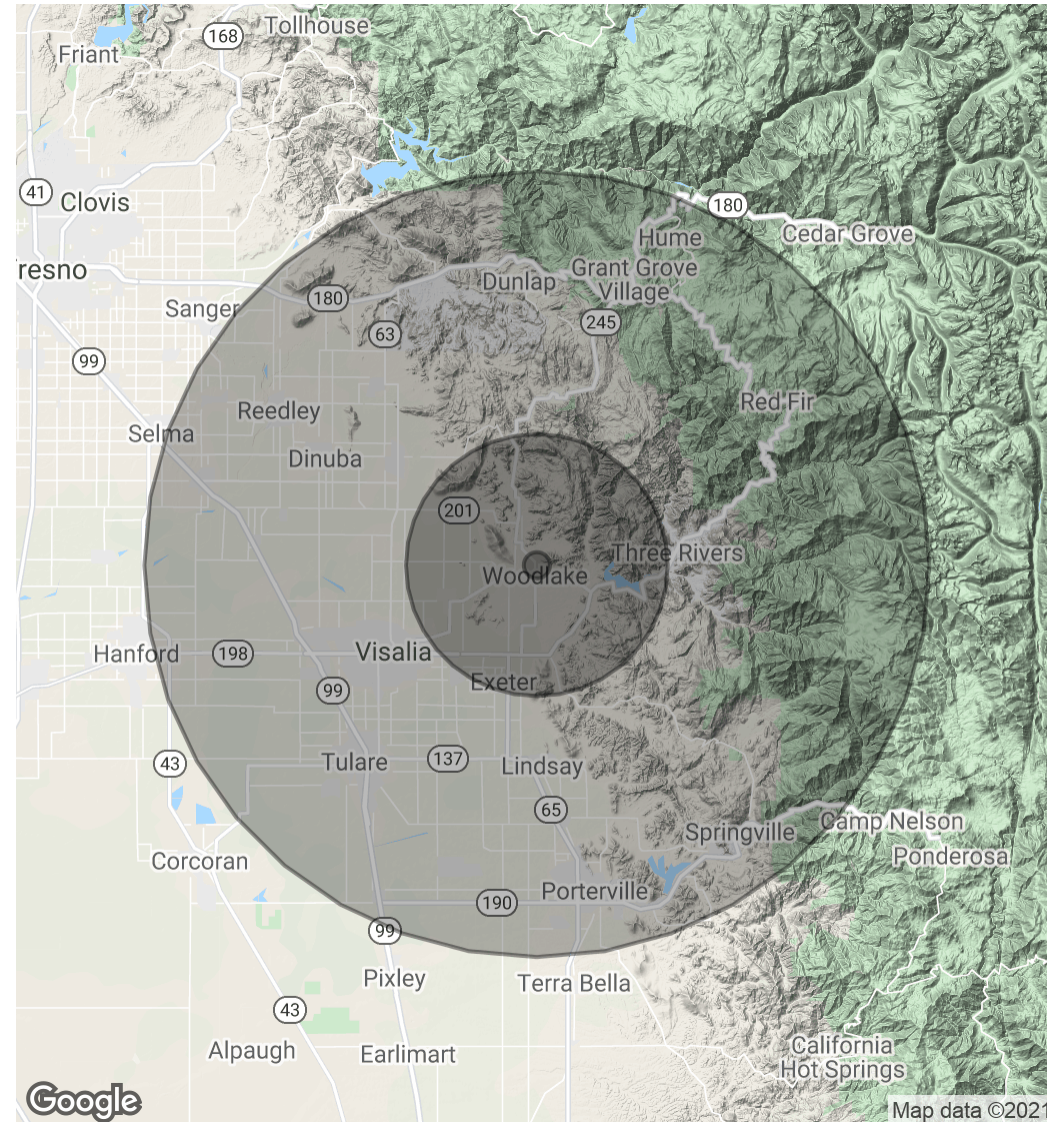
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Demographics Map & Report

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	6,918	34,527	525,236
Average age	24.2	30.6	30.0
Average age (Male)	22.1	29.9	29.1
Average age (Female)	26.5	32.1	31.2

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1,739	10,267	153,595
# of persons per HH	4.0	3.4	3.4
Average HH income	\$37,791	\$54,900	\$58,855
Average house value	\$422,023	\$316,260	\$268,217

* Demographic data derived from 2010 US Census



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