

FOR SALE FORMER AUTO BODY

Large Mechanic Shop with Office Lobby & Fenced Yard

1020 E. Acequia St., VISALIA, CA 93292



FOR SALE • DOWNTOWN VISALIA • INDUSTRIAL /AUTOMOTIVE

MARC GRIFFITHS | ZEEB COMMERCIAL BROKER ASSOCIATE
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LISTING HIGHLIGHTS

Corner lot Service Commercial Building for sale. Includes a large mechanic shop with office/lobby area and a separate storage building on-site. Fenced in small yard or parking area. Property is zoned "Mixed Use Commercial" which allows for a wide array of uses. Adjacent properties can also be purchased. Co-Listed with Mike Jeffus - Bloom Group Commercial (559) 799-0343

SALE PRICE:	\$489,000
AVAILABLE SF:	6,170 SF
BUILDING SIZE:	6,170 SF
YEAR BUILT:	1992
LAND AC:	.3 AC
ZONING:	Mixed Use Commercial



AUTOMOTIVE WAREHOUSE LOCATED IN DOWNTOWN VISALIA

PROPERTY PHOTOS



DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

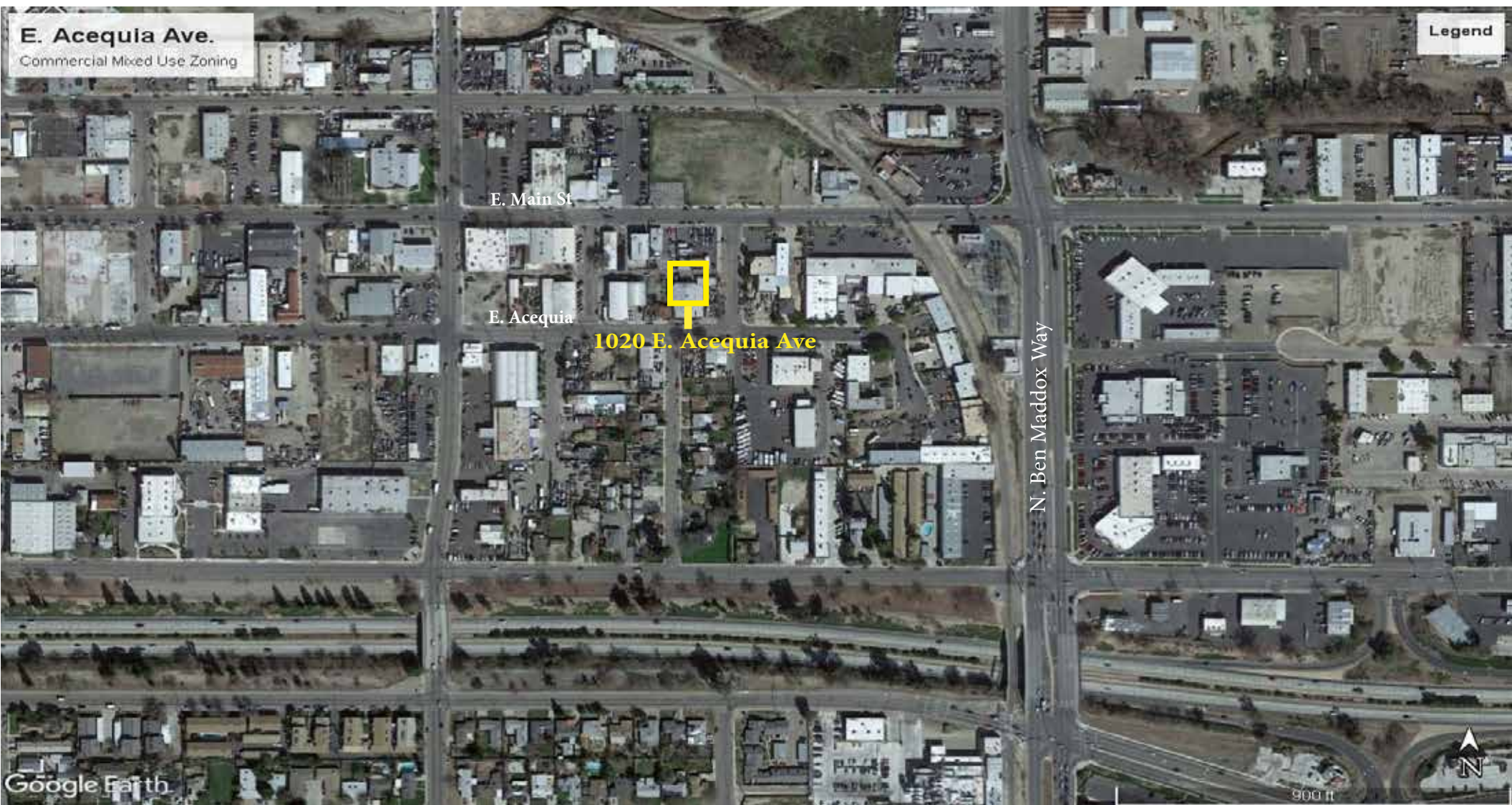
HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893



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Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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