

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
DRE# 01434697 - 559.625.2128 x12 - marc@zeebre.com

ZEEB
Commercial Real Estate

Visalia's Most Respected Commercial Real Estate Firm
132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

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. Short term existing tenant allows for possible owner user or redevelopment opportunity. Adjacent properties can also be purchased.

SALE PRICE:	\$750,000
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

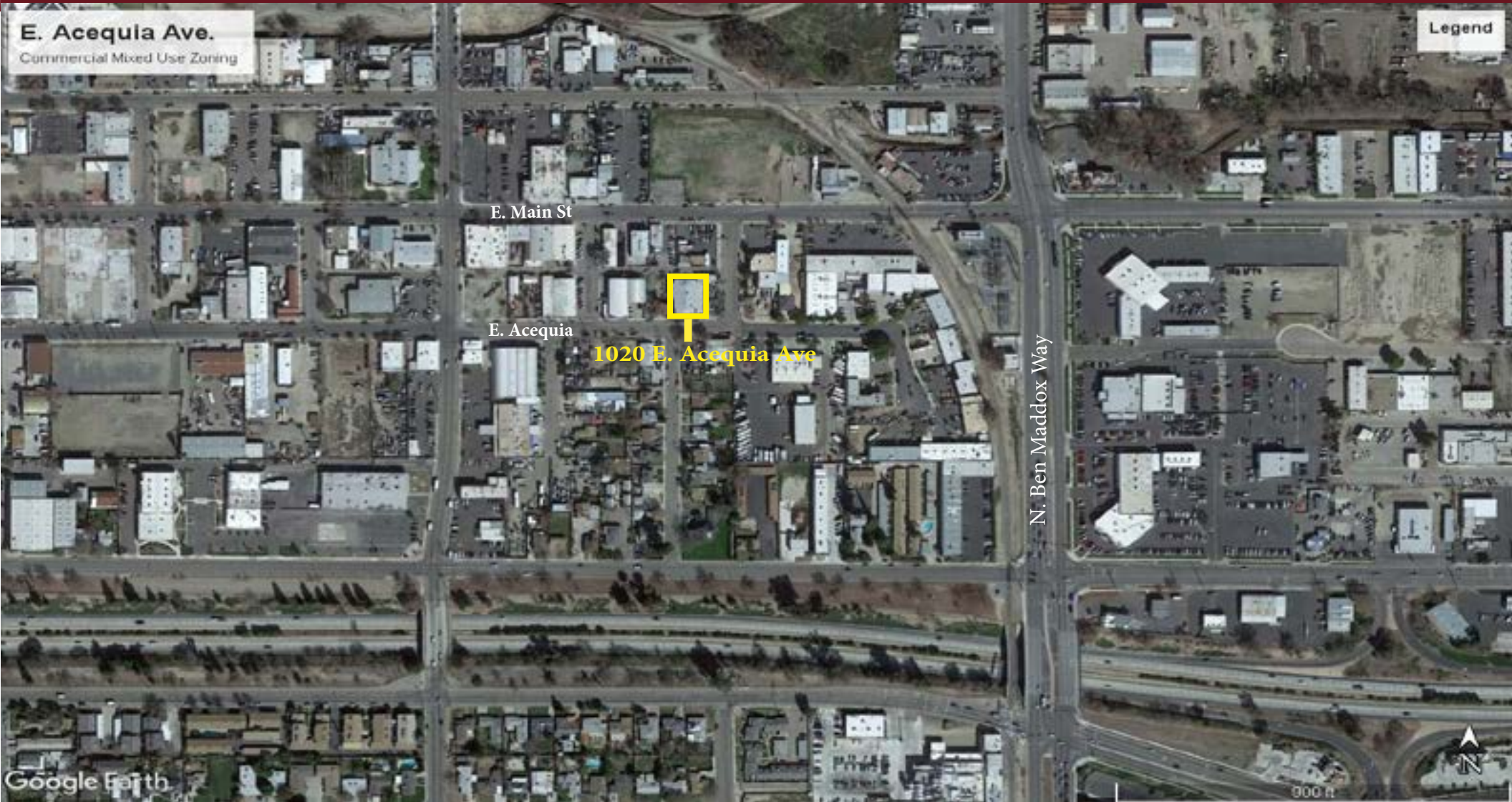
	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

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



FOR LEASE INDUSTRIAL WAREHOUSE 1020 E ACEQUIA st., VISALIA CA 93292



MARC GRIFFITHS | ZEEB COMMERCIAL BROKER ASSOCIATE
BRE# 01434697 - 559.625.2128 x12 - marc@zeebre.com

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

ZEEB
Commercial Real Estate
Visalia's Most Respected Commercial Real Estate Firm
132 N. Akers St., Visalia, CA 93291 • (559) 625-2128