

FOR SALE - Investment Property

3 Unit Office Building - Strong Tenants with Parking

1700 W Walnut St, VISALIA, CA 93277



FOR SALE • 7,570 SF - OFFICE - MULTI-UNIT INVESTMENT

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ZEEB

Commercial Real Estate

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

LISTING HIGHLIGHTS

Multi-Unit leased Investment. Well maintained 3 Unit office building with a 6% cap rate. Strong Tenants and on site parking . Located in gated office park just east of Visalia's busy Mooney Blvd. retail area. Call to see, by appointment only.

SALE PRICE:	\$1,600,000
TYPE:	OFFICE
SF:	7,570 SF
CAP RATE:	6%



INTERIOR PICS



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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