

# FOR SALE - LINDSAY OFFICE PLUS RESIDENTIAL RENTAL PROPERTY

202 S Mirage Avenue, LINDSAY, CA 93247



***For Sale • 2,400 SF - Office + Residential Rental Property***

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***ZEEB***

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## LISTING HIGHLIGHTS

Former CPA office with a small residential rental in back. For sale for \$299,000 or lease for \$1,800 per month. The office is approximately 1,800 sf and the residential rental approximately 600 sf. The small rental is currently leased for \$610 per month.

**SALE PRICE: \$299,000**

**TYPE: OFFICE + RESIDENTIAL**

**SF: 2,400 SF**





## PHOTOS



## DEMOGRAPHICS

### POPULATION

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

### HOUSEHOLDS

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

