

FOR SALE | \$499,999 | OFFICE INVESTMENT

1,802 SF | Remodeled in 1995 Large Bullpen, 2 Offices & Restroom

1516 W. Mineral King, VISALIA, CA 93292



FOR SALE • 1,802 SF OFFICE BUILDING

MARTY ZEEB | ZEEB COMMERCIAL BROKER ASSOCIATE
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ZEEB

Commercial Real Estate

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132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

LISTING HIGHLIGHTS

Leased office building for sale. Remodeled in 1995. large bullpen, 2 small offices, unisex restroom. Basement storage and 7 parking spaces in back of building. Shown by appointment only, call broker to schedule. Please do not disturb Tenants.

SALES PRICE:	499,000
BUILDING SIZE:	1,802 SF
YEAR BUILT:	1995
LAND AC:	.1578 AC
PARCEL NO:	093-283-015-000



OFFICE BUILDING - LOBBY

INTERIOR PHOTOS



DEMOGRAPHICS

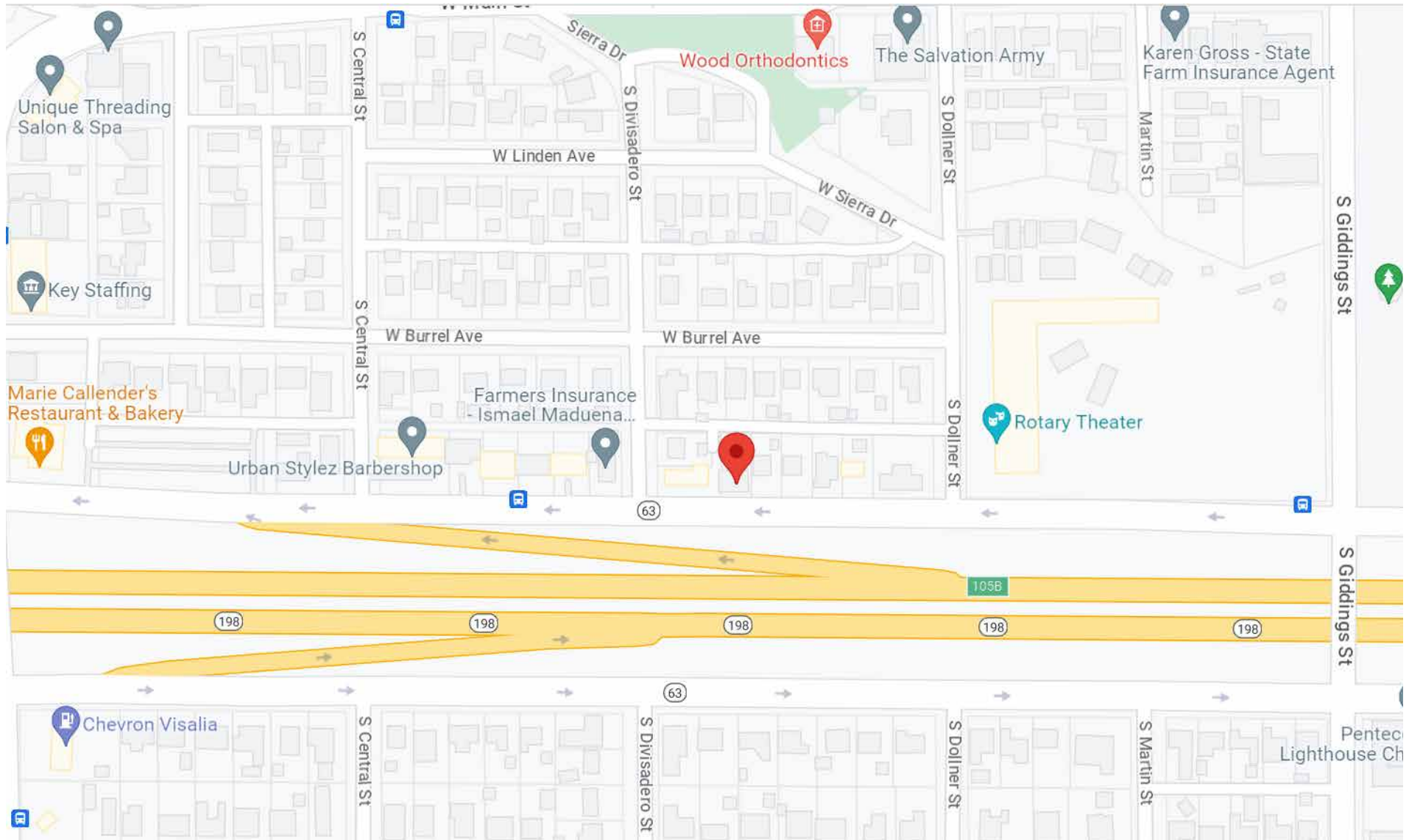
POPULATION

	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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