

# FOR SALE • 1,615 SF • Ranch Style • \$424,900

3 bedroom 2 bath Home on an Acre Lot with City Water, Edison, and So Cal Gas

258 S Blair Woodlake, CA 93286



**For Sale • 1,615 SF RANCH STYLE HOME • \$424,900**

**JESSICA BENEVENTO** | ZEEB COMMERCIAL BROKER ASSOCIATE  
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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

Ranch style 1,615 sf 3 bedroom 2 bath home on an acre lot with city water, Edison, and So Cal Gas. Property is zoned commercial ML (Manufacturing Light) and approved for cannabis uses with proper permits. The buyer will have a number of options with this property.

**SALE RATE:** \$424,900  
**TYPE:** Commercial/Special Purpose  
**SF:** 1,615 SF



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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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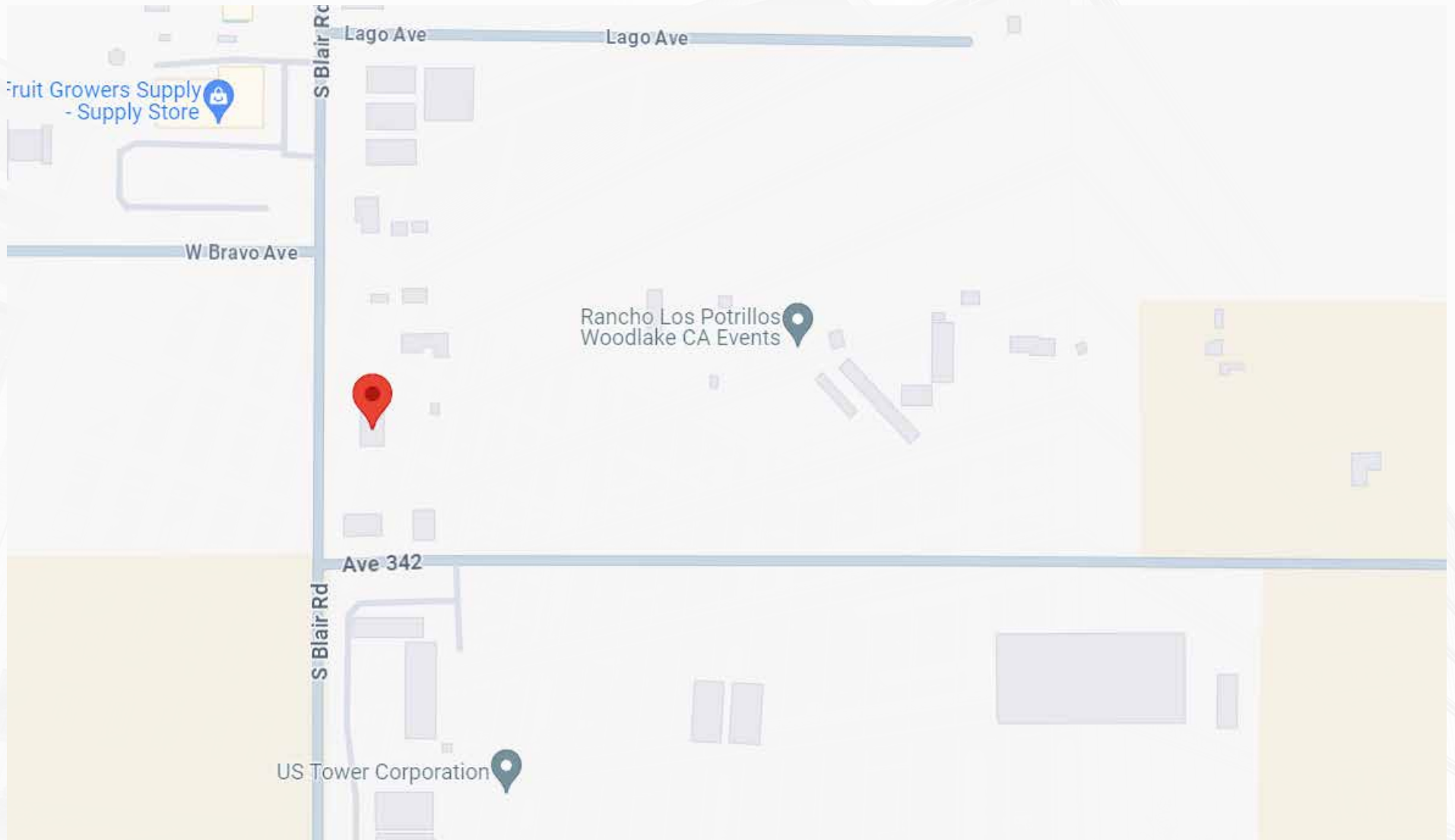
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## DEMOGRAPHICS

### 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