

AVAILABLE FOR SALE
10,300± SF PRIME DOWNTOWN BUILDING

115-119 W. MAIN STREET

VISALIA, CA

Metropolis

SEQUOIA SECONDHAND
and Vintage

ZEEB
COMMERCIAL REAL ESTATE

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115-119 W. MAIN STREET
VISALIA, CA

**PROPERTY
INFORMATION**

Building Size:	10,300± SF
Lot Size:	.11± acres
Leaseable SF:	7,500± SF
Property Type:	Office Building
Year Built:	1972
Zoning:	D-MU (<i>Downtown Mixed-Use</i>)
APN:	094-325-002 (<i>Tulare County</i>)
Gross Income:	\$125,280
Expenses:	\$38,100
Net Operating Income:	\$87,180
CAP Rate:	5.81%

PROPERTY DESCRIPTION

Prime downtown Visalia two-story storefront building for sale. Excellent location in Visalia's thriving downtown area! Downstairs retail spaces include longtime salon tenant and a retail shop. Upstairs includes three units (music studio, spa and vacant office unit facing Main street). Beautiful exposed brick and new LVT flooring in common areas. Property has use of parking lot on the south. Upside potential with under market rents! Well kept building by longtime owners.

SUITE	SQUARE FEET	TENANT NAME
115A	1,258± SF	Vacant
115B	1,400± SF	Spa
115C	1,100± SF	Grace Note
117	2,000± SF	Former Salon
119	1,900± SF	Vintage



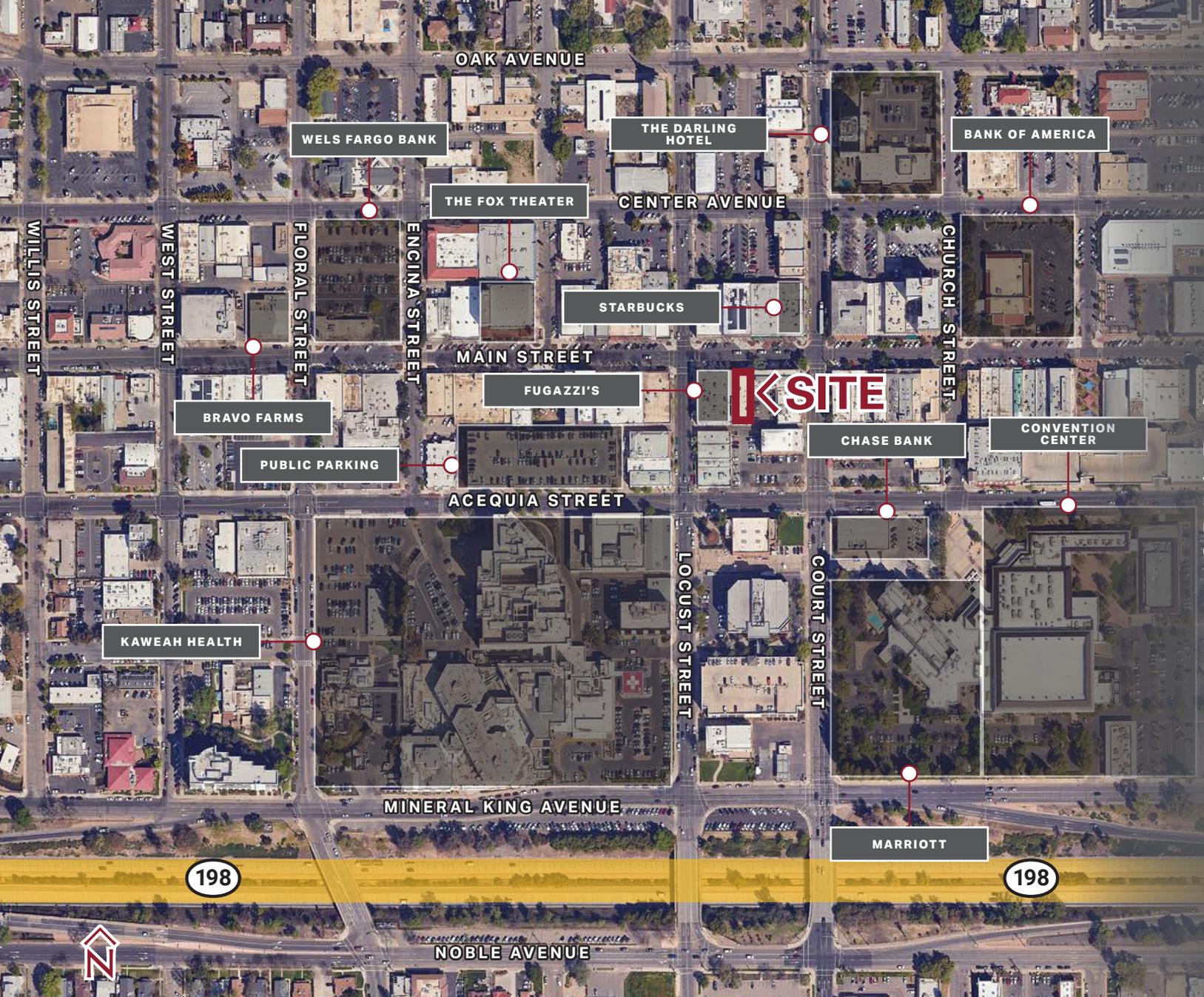
\$1,500,000
ASKING PRICE

\$146
PER SQUARE FEET

115-119 W. MAIN STREET
VISALIA, CA

BUILDING
PHOTOS





For information, please contact:

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