

AVAILABLE FOR SALE  
6.07± ACRES OF RETAIL COMMERCIAL LAND

# CALDWELL AVENUE AND COURT STREET

VISALIA, CALIFORNIA

CALDWELL AVENUE

COURT STREET

**SITE**

For information,  
please contact:

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**ZEEB**  
PEARSON COMMERCIAL

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# 6.07± ACRES CALDWELL AVENUE & COURT STREET

VISALIA, CA

## PROPERTY INFORMATION

Lot Size:	6.07± acres
Zoning:	C-3 (Community Commercial)
APN:	126-870-038, 041, 048, 049 (Tulare County)
PRICE:	\$1,800,000 (Parcels can be purchased together or separately)
Parcel 1 (35,283± SF):	Contact Broker for individual parcel prices.
Parcel 2 (19,602± SF):	
Parcel 3 (97,574± SF):	
Parcel 4 (111,949± SF):	

### PROPERTY DESCRIPTION

Four parcels for sale located on the southwest corner of Caldwell Avenue and S. Court Street. Property is curbed and guttered, utilities stubbed with sidewalks. Possible uses include retail, fast food, sit down restaurant and specialty grocery store. Fully signalized intersections exist at both Caldwell and Court Street and Caldwell and West Street. Parcels can be sold separately, call for pricing.

### LOCATION DESCRIPTION

The subject property is located at the southwest corner of Caldwell Avenue and Court Street in Visalia, CA. Caldwell Avenue is the major east/west traffic carrier for the south Visalia area including the nearby cities of Exeter, Farmersville, Porterville and Lindsay.



# \$1,800,000

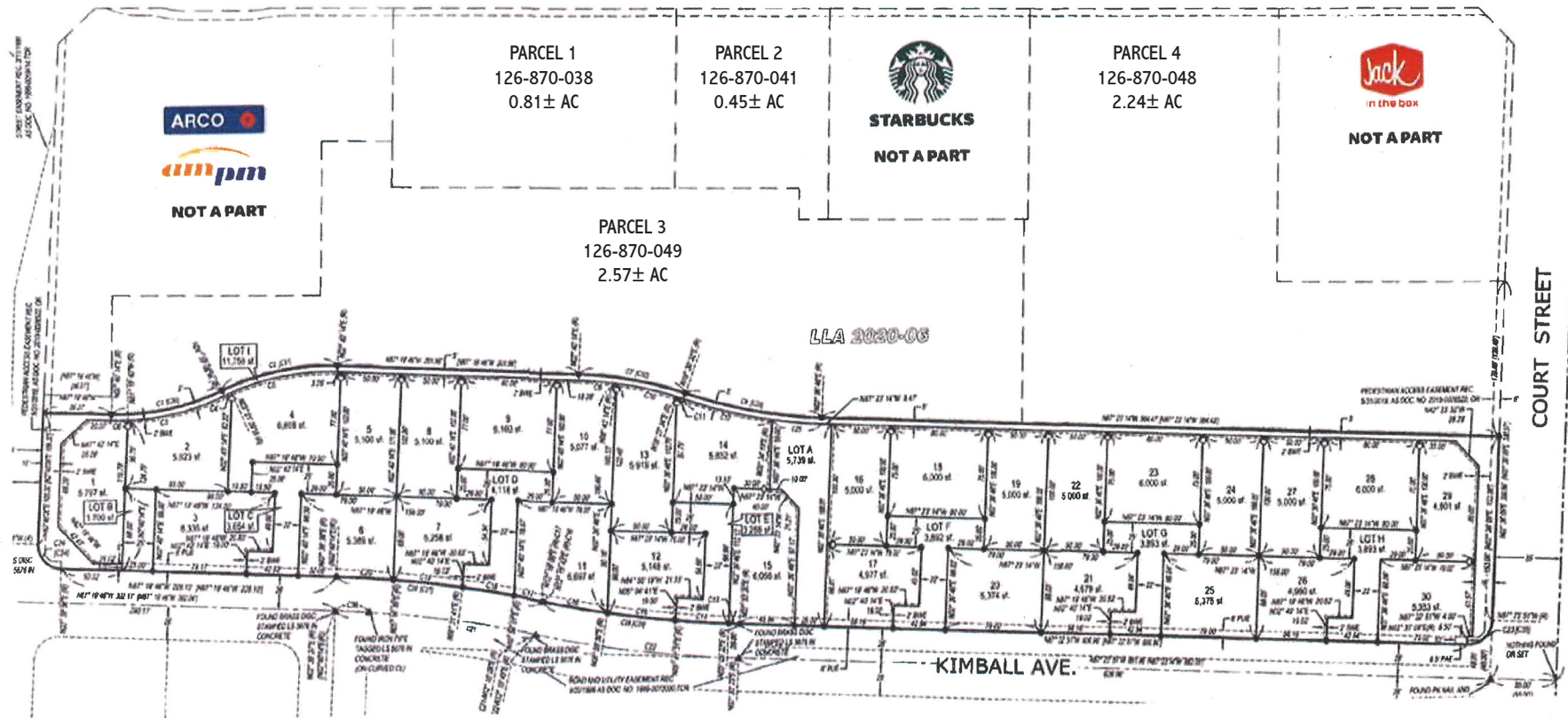
ASKING PRICE / PARCELS CAN BE PURCHASED TOGETHER OR SEPARATELY.



# APN MAP

6888 PER PNM2 5141

CALDWELL AVE.







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