

AVAILABLE FOR SALE  
OWNER/USER OPPORTUNITY

1444 E. MINERAL KING AVENUE  
VISALIA, CA

YOUR SIGN HERE

*For information, please contact:*

**MARC GRIFFITHS**  
**SENIOR VICE PRESIDENT**  
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**ZEEB**  
PEARSON COMMERCIAL

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**OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

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Front Building Size:	1,896± SF
Back Building Size:	2,200± SF
Total Square Feet:	4,096± SF
Property Type:	Investment Office/Retail Building
Zoning:	C-S ( <i>Service Commercial</i> )
APN:	098-300-028 ( <i>Tulare County</i> )

#### PROPERTY DESCRIPTION

Former auto rental and sales facility. Ideally located adjacent to Visalia's auto centers. Both buildings are complete with fresh interior and exterior paint, flooring and fixtures. Front building facing Mineral King Avenue. includes a large showroom, private offices and two private restrooms. North building includes several private rooms on ground floor and a large open room, plus restroom, on the second level.

*Please contact Marc for details or to schedule a showing*

#### PROPERTY LOCATION

Located at 1444 E. Mineral King Avenue. This property offers prime visibility along E. Mineral King Avenue and Ben Maddox Way. Hwy 198 on/off ramps in the immediate vicinity.



**\$750,000**  
ASKING PRICE



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**BACK BUILDING**  
EXTERIOR PHOTO







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