

AVAILABLE FOR SALE  
INVESTMENT OPPORTUNITY

# NEC OAK AVENUE & GARDEN STREET

VISALIA, CA

**SITE** ➔

For information, please contact:

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**ZEEB**  
PEARSON COMMERCIAL

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NEC OAK AVENUE & GARDEN STREET  
VISALIA, CA

PROPERTY  
INFORMATION

<b>Total Square Feet:</b>	9,355± SF
242 E. Oak Ave. &	
303 N. Garden St.	6,560± SF
309 N. Garden St.	2,795± SF
<b>Property Type:</b>	Investment Opportunity
<b>Zoning:</b>	D-MU (Multi-Use)
<b>APN:</b>	094-282-003 (Tulare County)
	094-282-004 (Tulare County)

**PROPERTY DESCRIPTION**

Beautiful historic brick building for sale in Downtown Visalia. This fully leased building has a monthly rental income of over \$8,120 per month with solid and proven tenants. Great opportunity for an income producing property and/or an appreciation property. Situated one block from The Darling Hotel, recently ranked in the Top 20 Hotels in the world, the area is ripe for redevelopment in this historic part of Visalia which will only help your investment grow in value.

**LOCATION DESCRIPTION**

Located at 242 E. Oak Avenue and 303 N. Garden Street which consist of one building but two separate tenants and 309 N. Garden Street with another tenant in downtown Visalia.



**\$1,100,000**  
ASKING PRICE

**RENT ROLL**

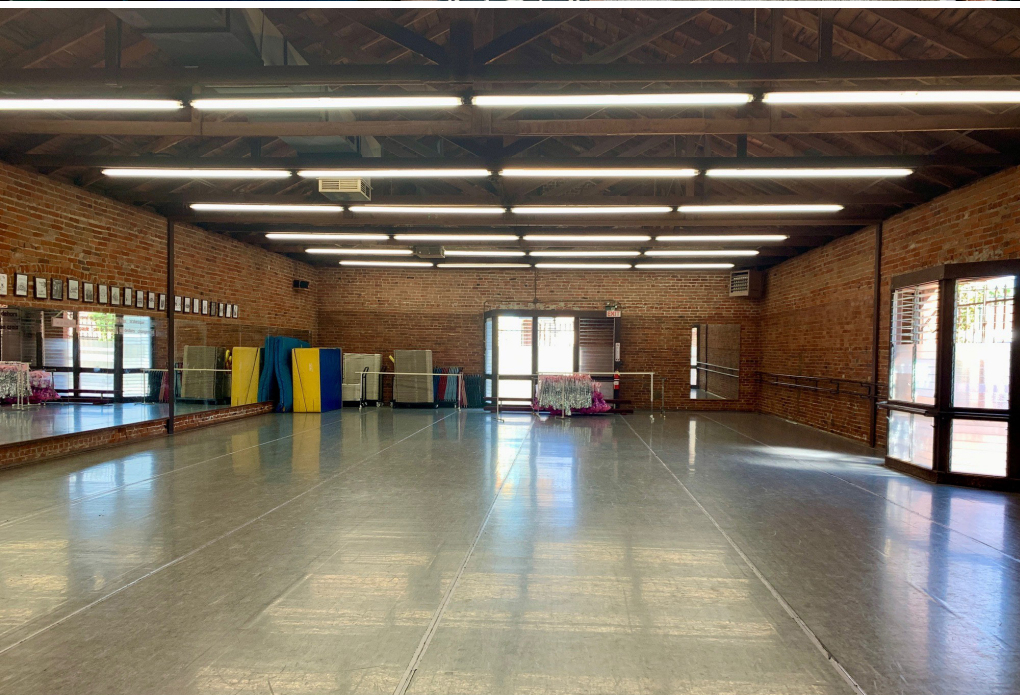
TENANT	ADDRESS	MONTHLY LEASE RATE	LEASE TERM	EXPIRATION	LEASE OPTION
Vidak	242 E. Oak Avenue	\$4,500	4 years	05/14/2030	No Option
CC Cardenas	303 N. Garden Street	\$1,100	5 year	06/30/2031	One - 5 Year Option
Ortega	309 N. Garden Street	\$2,520	2 years	04/30/2027	One - 3 Year Option
<b>CURRENT TOTAL</b>		<b>\$8,120</b>			
<b>SCHEDULED</b>		<b>\$8,120</b>		<b>\$99,440 ANNUALLY</b>	

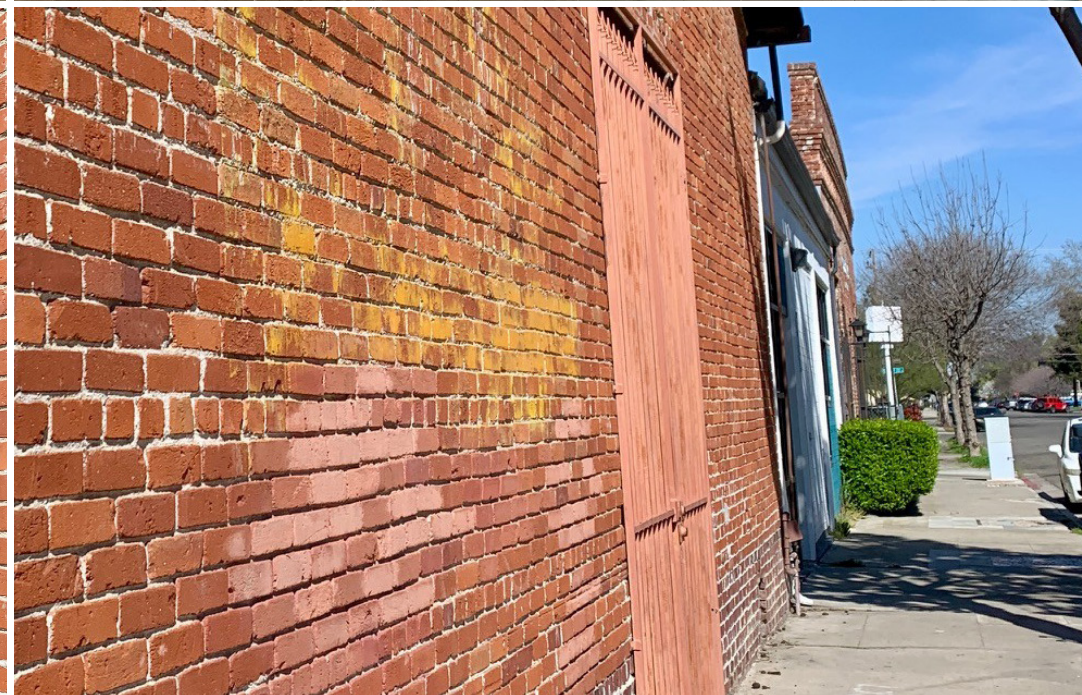


**NEC OAK AVENUE & GARDEN STREET**  
VISALIA, CA

**PROPERTY**  
IMAGES











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