

221 W. MAIN STREET

MIXED USE DOWNTOWN COMMERCIAL

0.22± ACRES

VISALIA, CA

AVAILABLE FOR SALE

HIGHLIGHTS

- Great Downtown Location
- Hard to Find Mixed Use
- Heavy Foot Traffic
- Former Cafe' 225 Location

For information, please contact:

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PROPERTY INFORMATION

Availability:	0.22± acre lot, 9,477±SF
Property Type:	Commercial Retail Lot
Zoning:	DMU *(Downtown Mixed Use)*
APN:	094-326-005 *(Tulare County)*
Purchase Price:	**$550,000**

PROPERTY DESCRIPTION

The property at 221 W. Main Street is the highly recognizable former home of Cafe 225. Currently on the market as a rare vacant commercial land opportunity in the absolute heart of Downtown.

Positioned directly across from the historic Visalia Fox Theater, this lot benefits from some of the heaviest foot traffic and strongest identity metrics in the Central Valley, offering a blank canvas for development, professional expansion, or premier destination retail. Immediate access to public water and public sewer mainlines directly at the street boundary is available.

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