

AVAILABLE FOR SALE
10,470±SF | DOWNTOWN BUILDING

NEC DOUTY AND 7TH AVENUE

HANFORD, CA

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Available Space: 10,470± SF
Property Type: Retail
Zoning: MX-D (*Downtown Mixed*)
APN: 012-041-009 (*Kings County*)

PROPERTY OVERVIEW

This historic property is being offered for sale for the first time in more than 29 years! Located in Downtown Hanford, the property encompasses over 10,470 SF across multiple addresses. Currently partially leased, the property offers a flexible opportunity for both owner-users and value-add investors.

The two-story building features an elevator, multiple suites, and street-facing windows, providing a versatile layout with significant potential for future use and improvements.

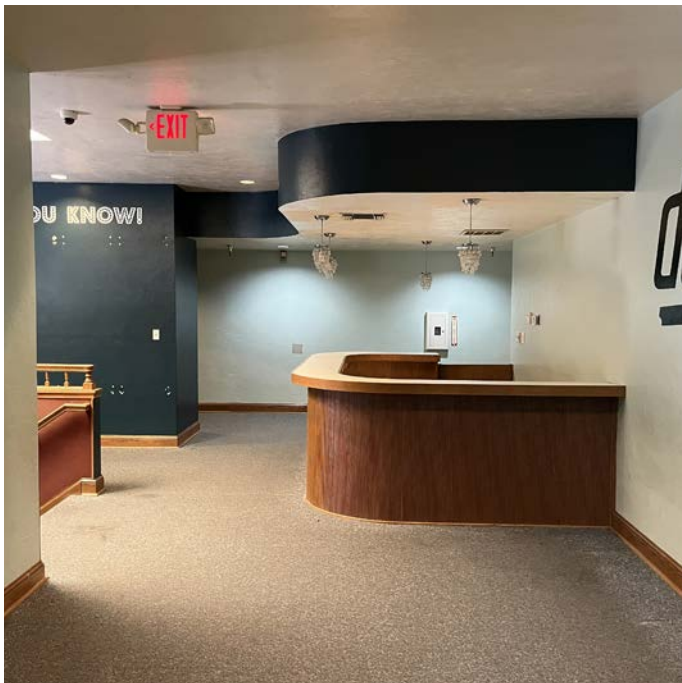
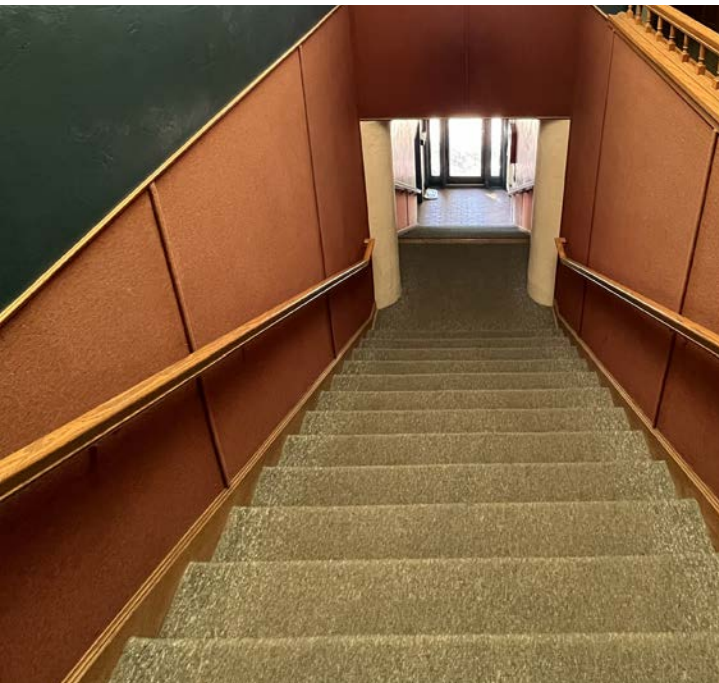
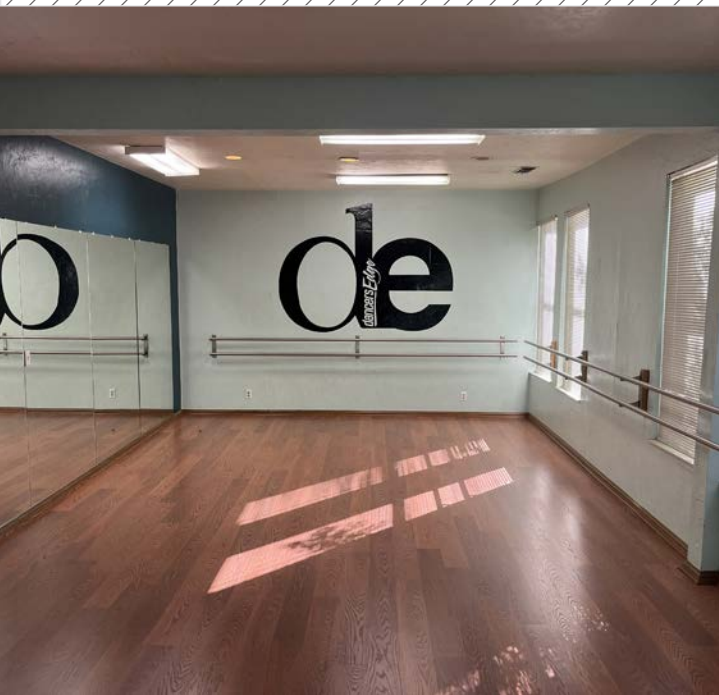
The property is zoned for Downtown Mixed-Use, allowing potential buyers to pursue a variety of uses within this flexible zoning designation. Its location places it among a mix of established and emerging businesses in the heart of Hanford, with numerous local restaurants and offices within walking distance.

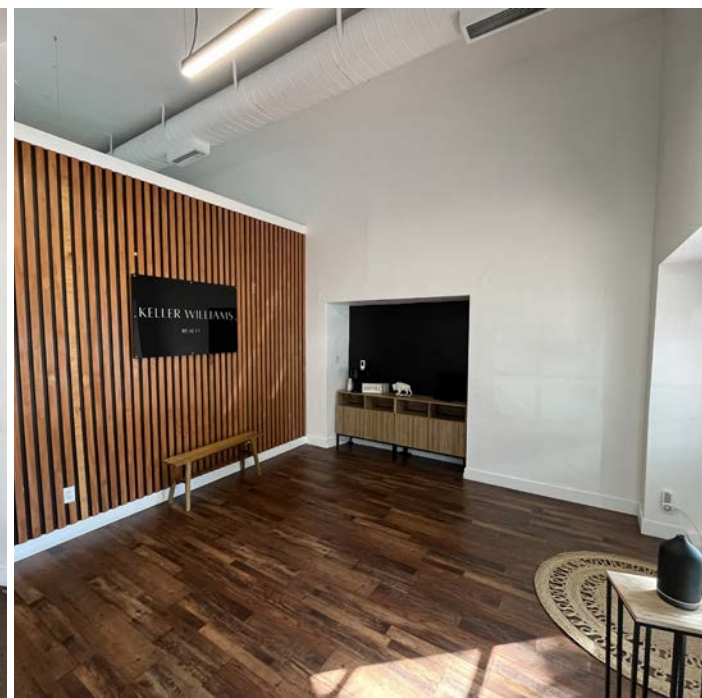
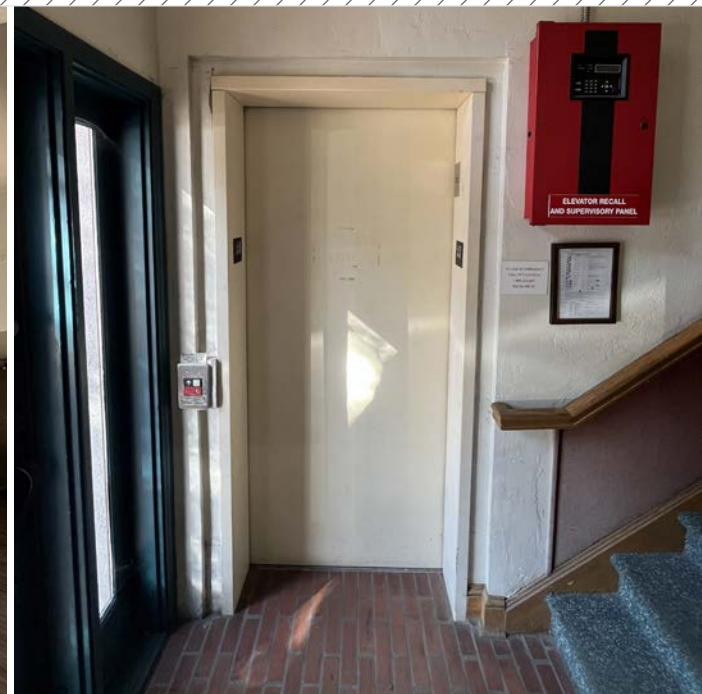
Situated at the convergence of two important downtown thoroughfares, providing excellent visibility and accessibility. Street parking surrounds the building, as well as a city parking lot conveniently located across the street on East 7th Street.

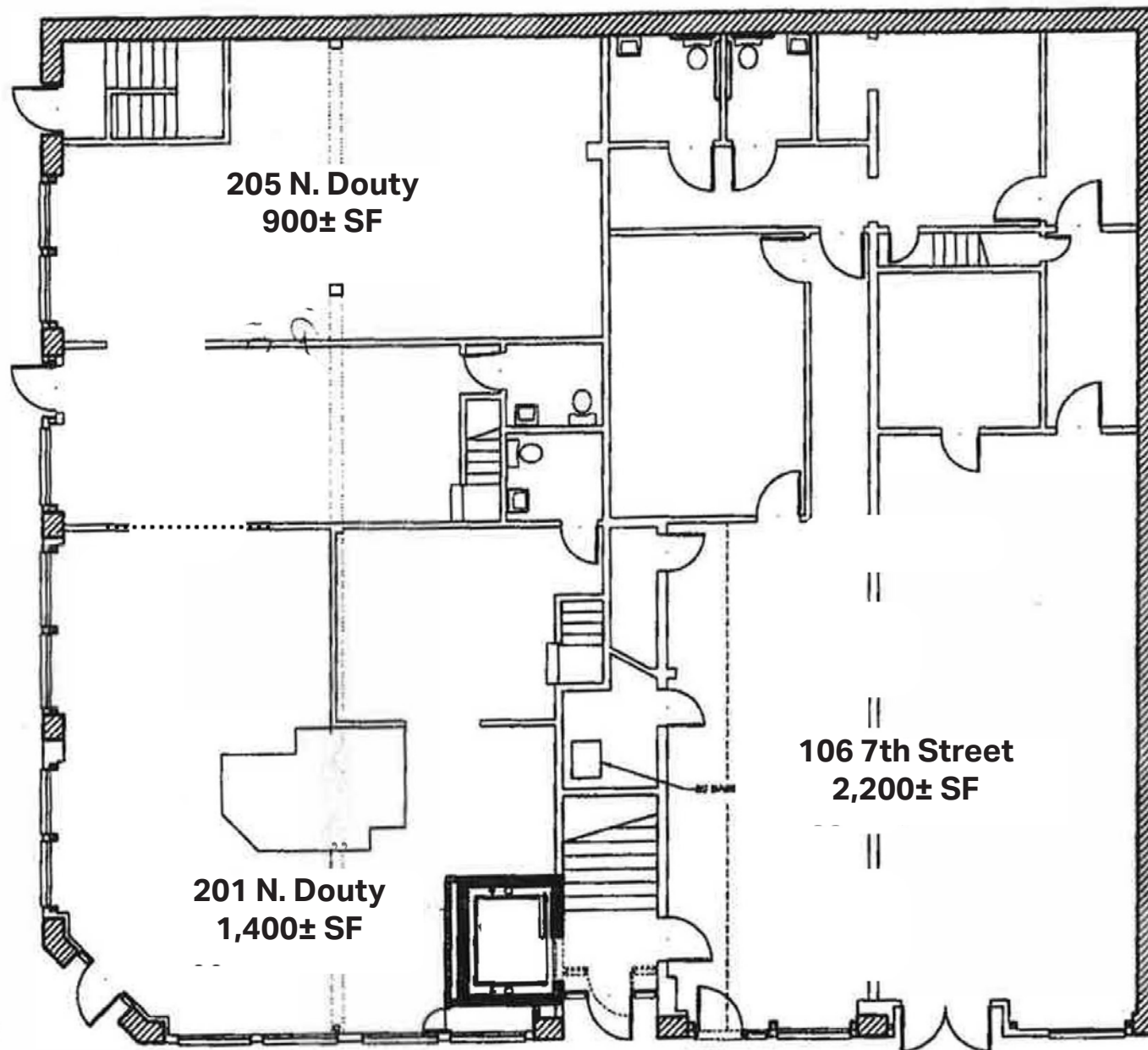
Call for details or to schedule a showing.



\$1,100,000
PURCHASE PRICE



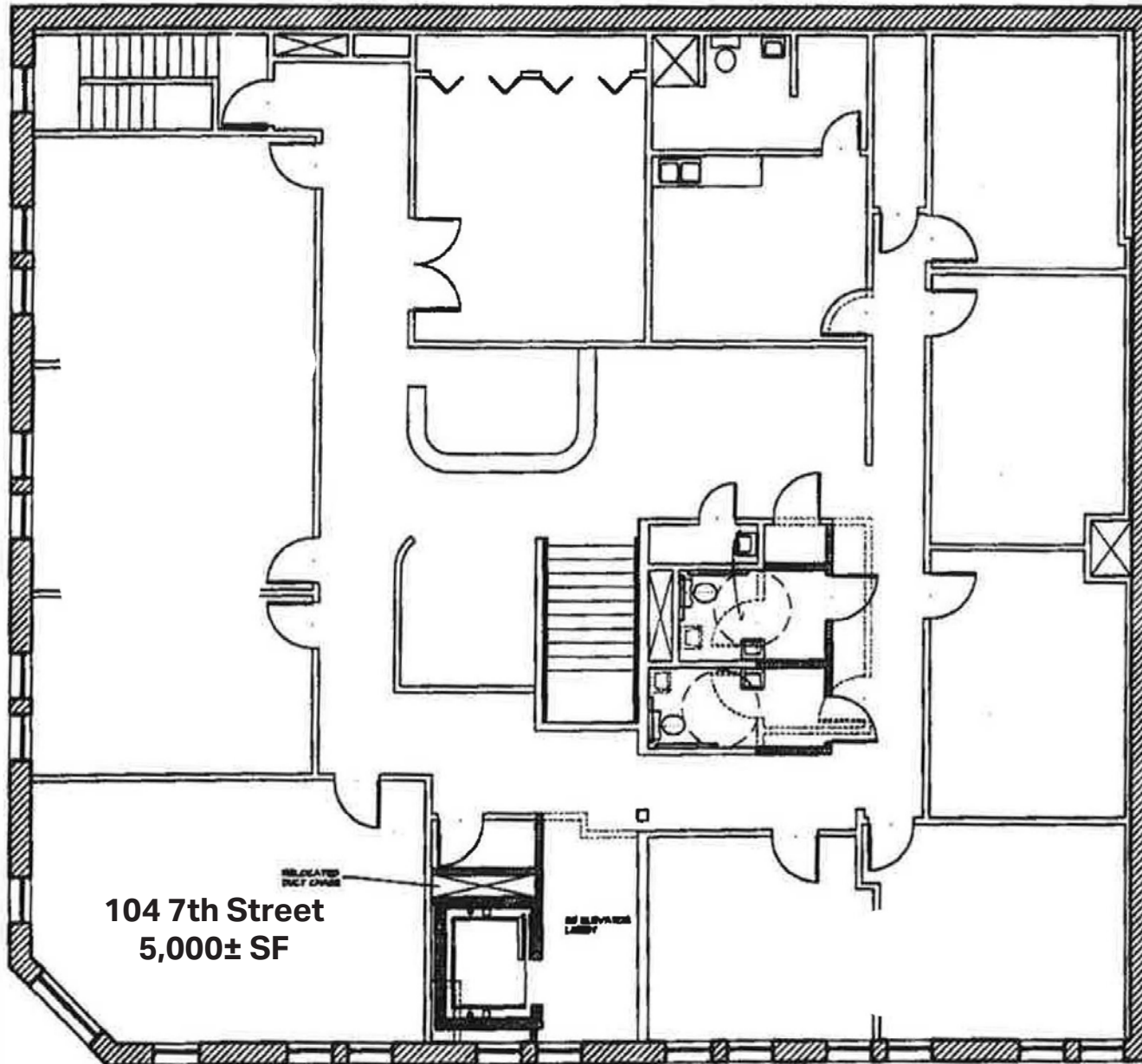




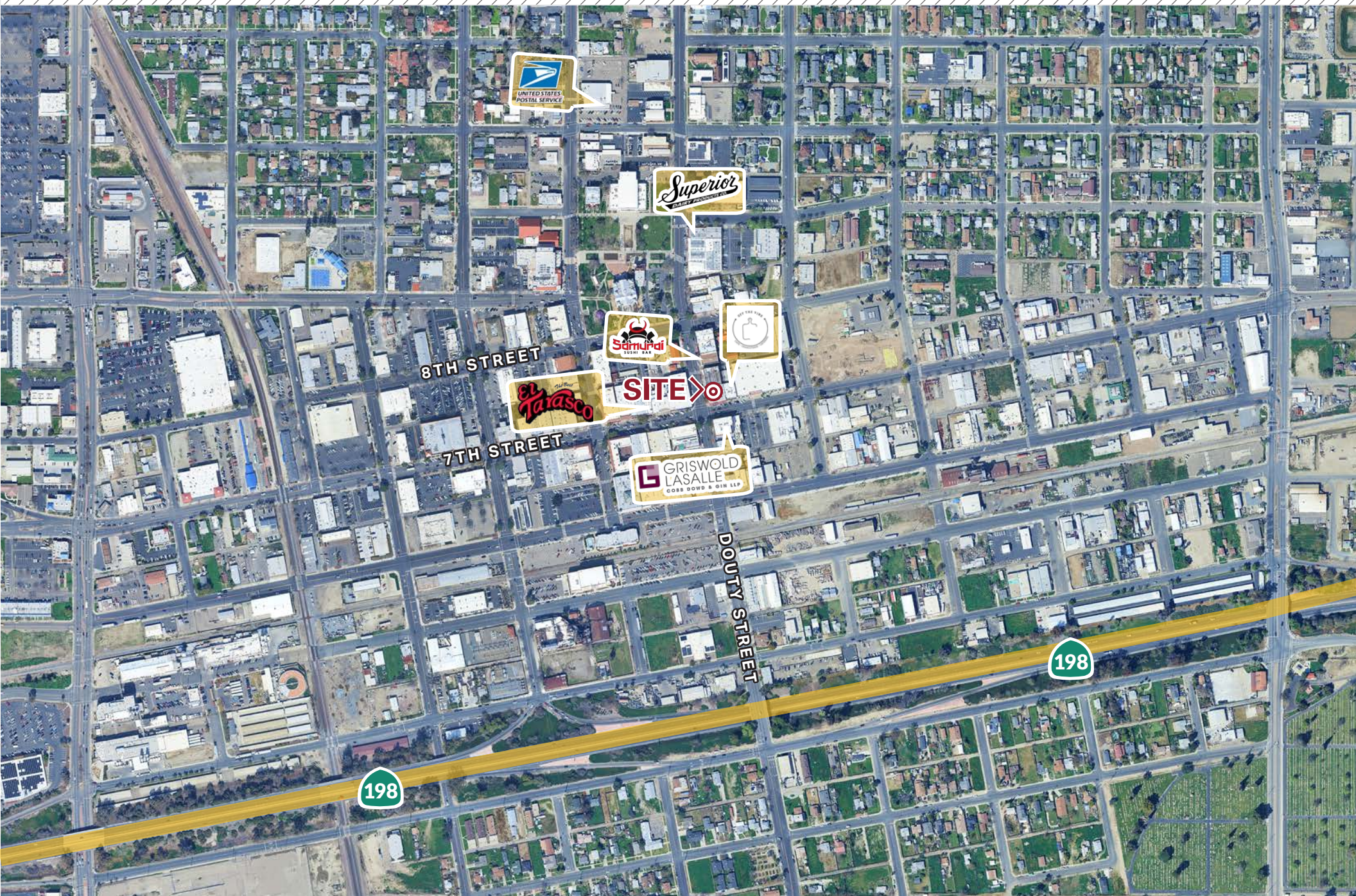


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SECOND FLOOR
PLAN



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