

OFFICE FOR SALE

QUALITY FREESTANDING MEDICAL OFFICE BUILDING IN PORTERVILLE

221 N G St, Porterville, CA 93257



Sale Price

\$399,000

PROPERTY HIGHLIGHTS

- ±970 SF Freestanding Medical Office Building on ±0.98 Acres
- Excellent Opportunity For Freestanding Office w/Private Parking Lot
- Lush Yard & Professionally Maintained Building
- Ample Street Parking & Private Parking Lot
- Centrally Located off W Cleveland Avenue
- Private Reception, Conference Area & Multiple Private Offices
- Easy Access to CA-65 + Olive Avenue
- Mature Drought Resistant Low-Maintenance Landscaping
- Secure, Private, Established Location w/ Signage Available
- Equipment Can Be Included In Exam Rooms

OFFERING SUMMARY

Building Size:	970 SF
Available SF:	970
Lot Size:	0.11 Acres
Year Built:	1986
Zoning:	PO (Professional Office)
Market:	Fresno
Submarket:	Downtown/E St. District
Cross Streets:	N G St & W Putnam Ave
APN:	252-235-008

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PROPERTY DESCRIPTION

Quality ±970 SF Freestanding Professional/Medical Office Building on ±0.10 Acres: Excellent opportunity for a single-story turn-key office with a private parking lot. Property offers waiting room/lobby area, (3) exam rooms with sinks & counter space, front & back office with refrigerator hookups, & (1) restroom. Property is positioned toward the front to offer ample rear parking and street signage. In a private, secure, & established garden style office environment with private parking in a lush landscaped, park-like, quiet, professional office area. Equipment can be included.



LOCATION DESCRIPTION

Prime central Porterville location off CA-65 and Olive Avenue, just 0.3 miles from the Hospital. Property is located north of W Morton Avenue, east of N Main St., south of Olive Avenue and west of N Villa Street. Easy location that can be accessed within ±10 minutes of all Porterville residences. Quick access to retail along N Main St. including: McDonalds, Starbucks, Bank of the Sierra, Citizens Bank, Union Bank, Grocery Outlet, Cricket, Fugazzis, The Human Bean, China Cafe, El Tapatio Restaurant, Yum Yum Donuts, The Vault Bar & Grill, Don Vino's Italian Bar and Grill, Beneficial State Bank, RJ's Cafe, Juicy Burger, and many others.



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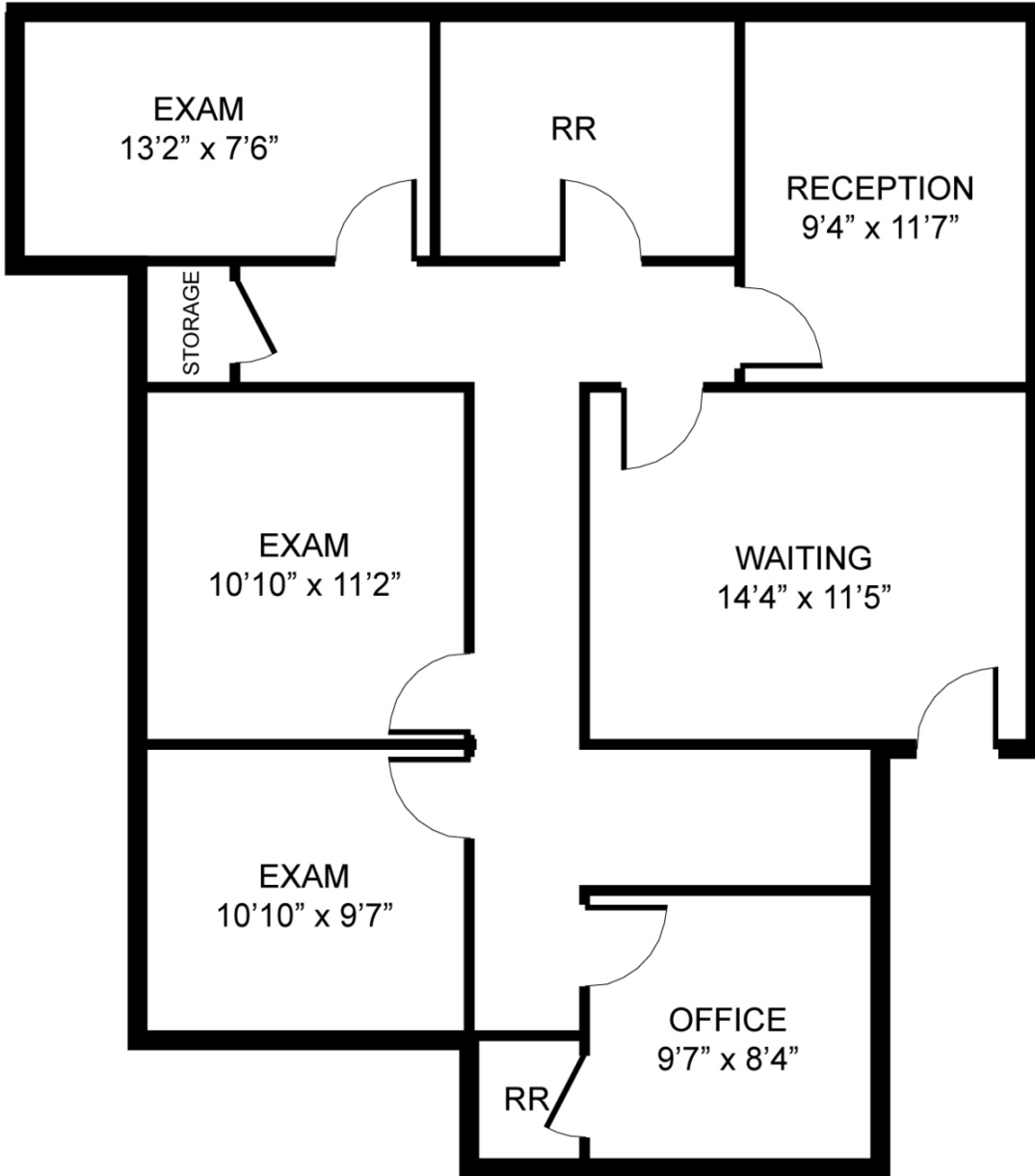
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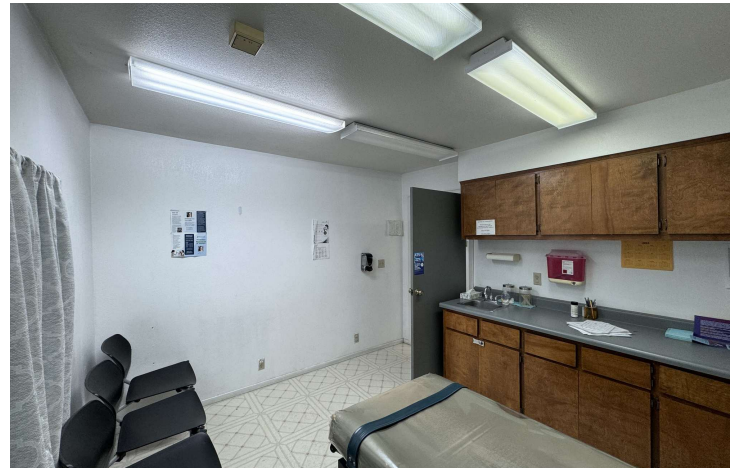
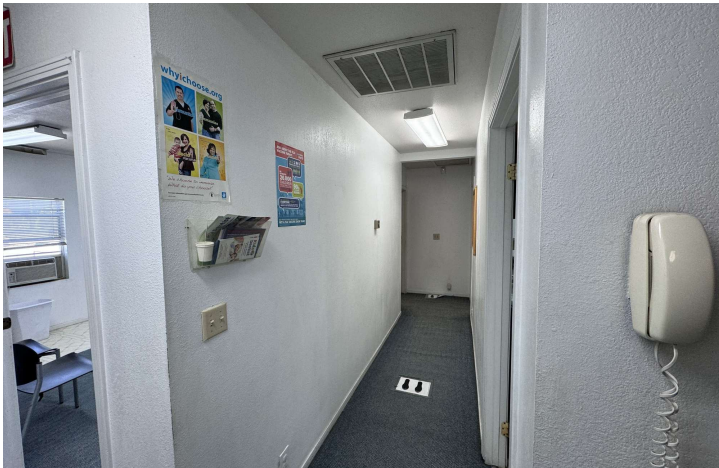
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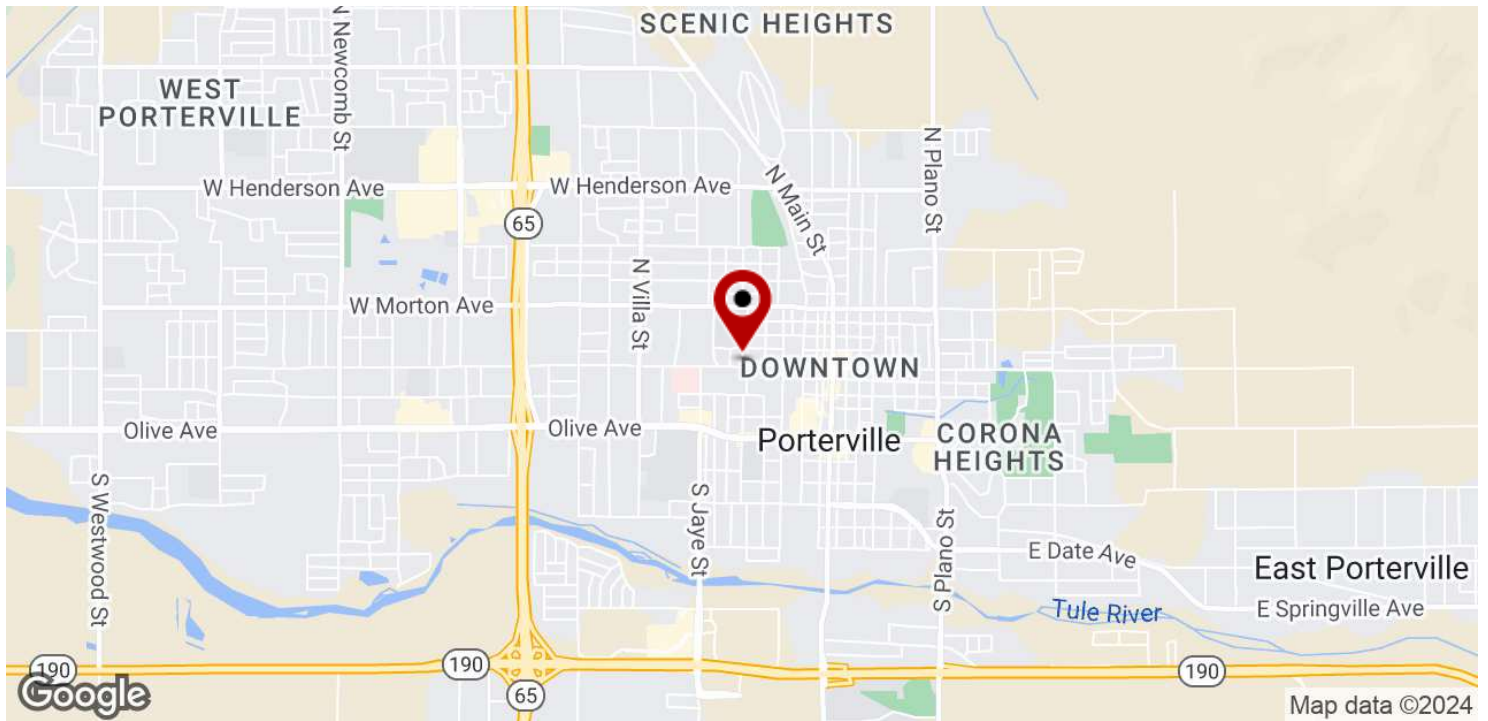
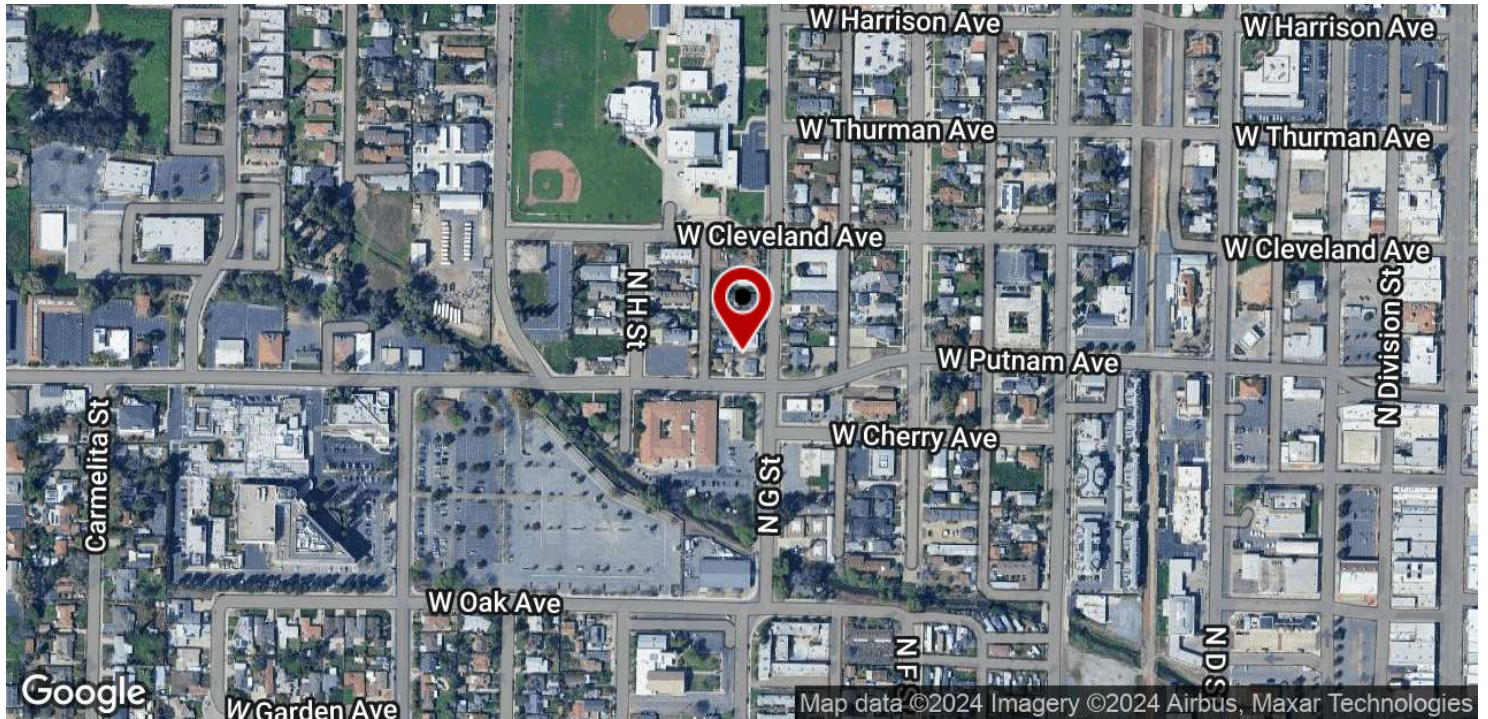
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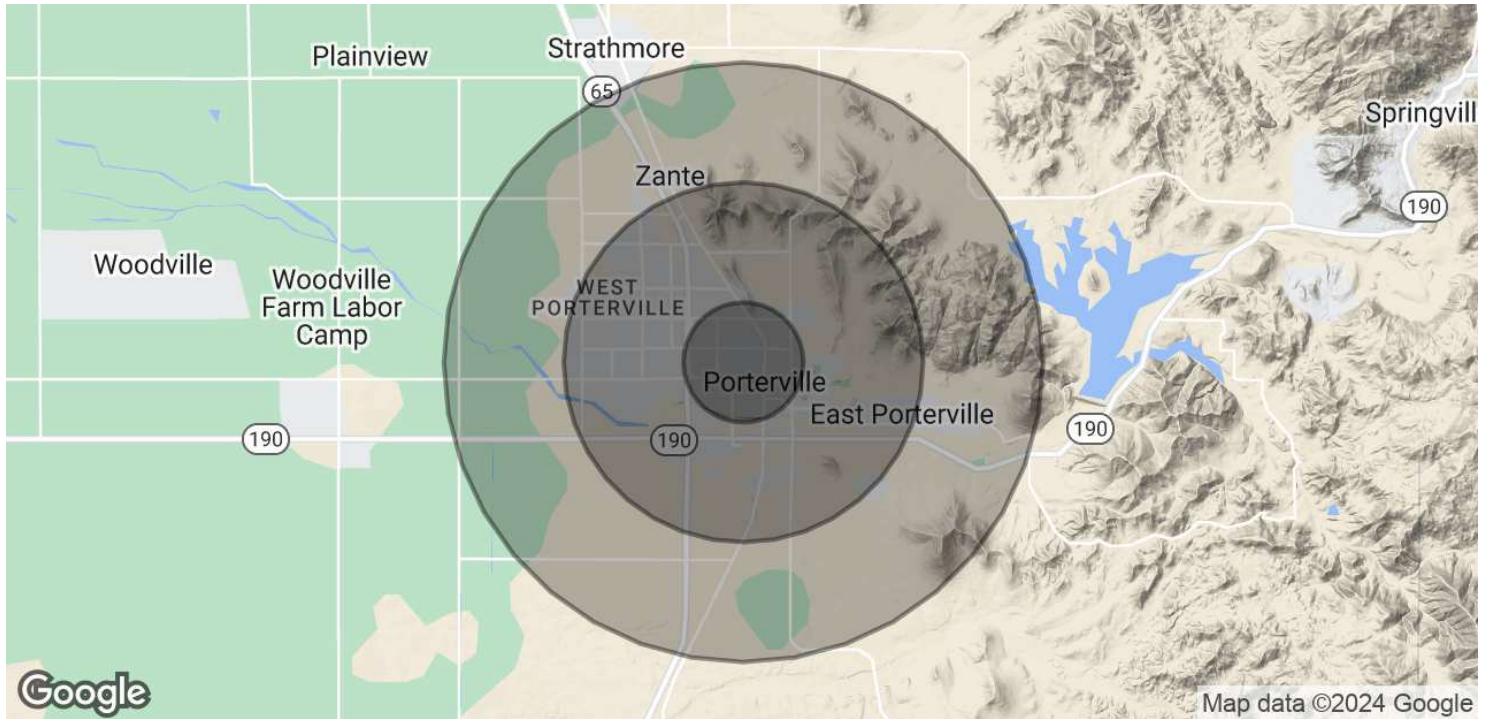
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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	18,894	70,397	76,147
Average Age	34	34	34
Average Age (Male)	33	33	34
Average Age (Female)	34	35	35
HOUSEHOLDS & INCOME			
Total Households	5,530	20,381	22,057
# of Persons per HH	3.4	3.5	3.5
Average HH Income	\$58,219	\$73,233	\$73,840
Average House Value	\$331,794	\$319,151	\$323,799
ETHNICITY (%)			
Hispanic	77.4%	73.1%	72.6%

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