



417 E Center Ave | Visalia, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Joe Silva
Lic# 01225765
www.mdgre.com

to learn more, visit: www.mdgre.com

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PROPERTY DETAILS

Address: 417 E Center Ave | Visalia, CA

APN: 094-294-014

Lot Size: 19,792 +/- Sq. Ft.

Restaurant Size: 5,477 +/- Sq. Ft.

Zoning CDT

Sales Price \$1,100,000.00



Additional Comments:

Rare opportunity to acquire a historic restaurant building downtown Visalia. This primely located building, formerly Lum Lum's Restaurant and Hong Kong Restaurant currently has a month to month lease in place, but would be a perfect opportunity for an owner user to establish a new business in the location. The building comes with incredibly desirable on-site parking. Within walking distance to vibrant downtown restaurants, financial institutions and shopping. Please call for further details.



Contact Broker:

Matt Graham
Lic# 01804235

to learn more, visit: www.mdgre.com

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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

PROPERTY HIGHLIGHTS

- Beautiful brick building sitting on a hard corner with a dedicated parking lot
- Combination restaurant and bar
- Private area for the lunch crowd with potential outdoor seating
- Large kitchen with multiple hoods and swamp coolers
- Legacy property

FINANCING

- Owner financing available with 30% down amortized over 25 years at 5% and all due and payable within five years.

PROPERTY HISTORY

In 1947, William Lum (Uncle Bill) and Lily Lum, his mother, both former San Francisco Chinatown residents, purchased an existing restaurant in Visalia's Chinatown. After the Downtown District flood of December 22, 1955, they re-built The Hong Kong Restaurant and Nine Dragons Room Bar. In 1976, Hubert Lum (father) and Lily Lum, his mother, managed the restaurant/bar when Uncle Bill opened Willie Lum's China Row on Monterey Bay's historic Cannery Row, now the current site of the Chart House. In 1978, Hubert Lum (father) and Lily F. Lum (mother) purchased the business/building, completely refurbishing The Hong Kong and opening Lum Lum's in 1982. The couple eventually purchased the whole block, the last existing remnant of Visalia's Chinatown. In 1992, they opened The Double LL Steakhouse and Saloon.

417 E. Center and 401 E. Center are two renovated "new" buildings behind the late 1800s original brick facade. Hubert and Lily F. Lum received the 1999 Lifetime Achievement Award from the California Chapter of the Central California Restaurant Association before they retired in 2000.

PROPERTY DETAILS

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Bar: 29'4" x 12'7"
Commercial: 29'3" x 22'6" | 536 sq ft
Commercial: 19'1" x 22'10" | 436 sq ft
Commercial: 38'8" x 41'5"
Commercial: 31' x 19'9" | 610 sq ft
Freezer: 6'4" x 7'4"
Freezer: 15'4" x 11'4" | 158 sq ft
Kitchen: 21'10" x 25'4"
Reception: 13'3" x 22'6"
Serving: 7'1" x 19'6" | 130 sq ft
Washroom: 11'10" x 6'
Washroom: 17'9" x 11'2" | 196 sq ft
Washroom: 13'5" x 11'3" | 151 sq ft

New Building

STORAGE

Storage: 21' x 25'6" | 535 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Finished Area: 5476.74 sq ft
Unfinished Area: 37.46 sq ft

New Building

STORAGE

Finished Area: N/C
Unfinished Area: N/C

ANSI Z765-2021, Main Building

Above Grade Finished Area: 5476.74 sq ft
Above Grade Unfinished Area: 37.46 sq ft
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

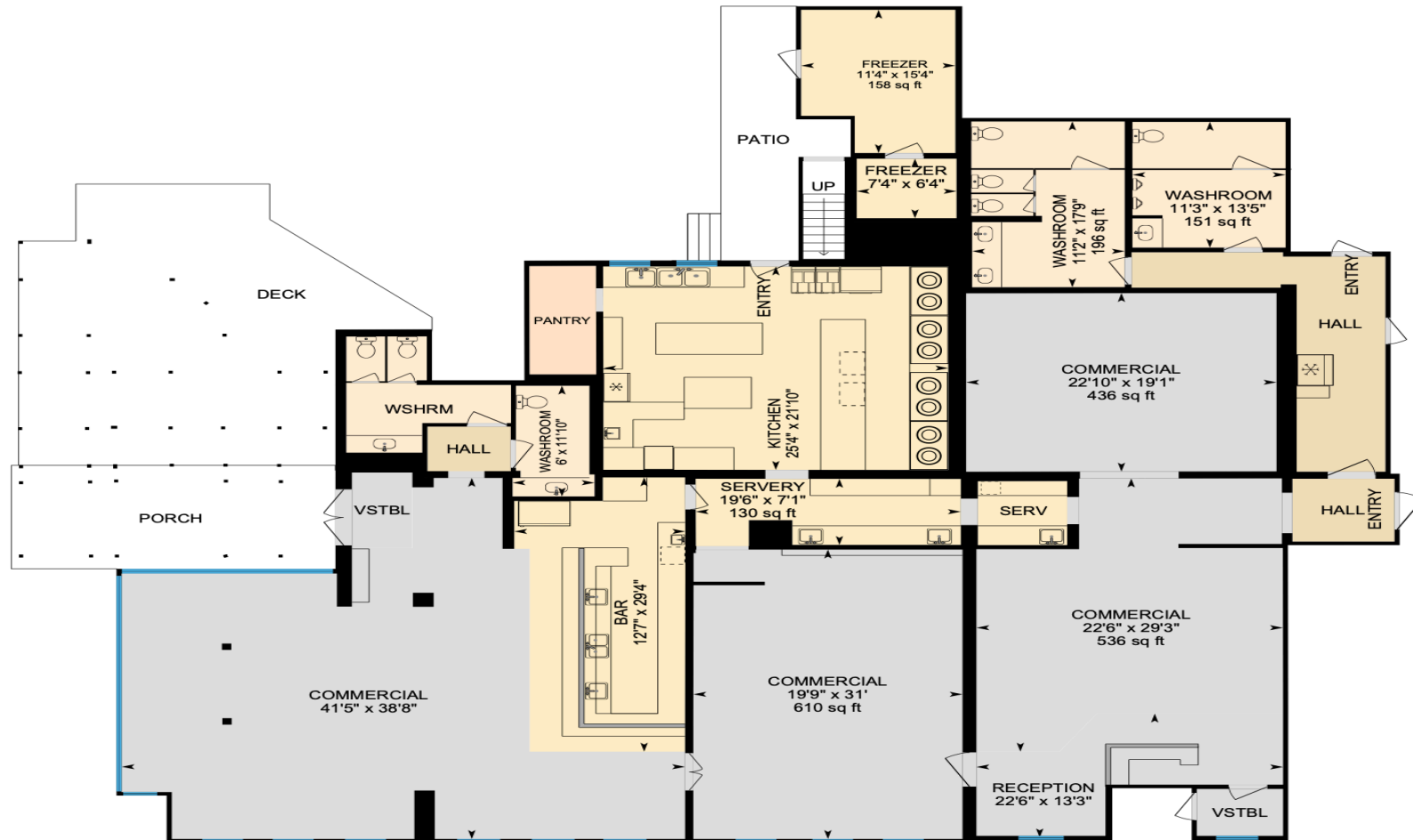
Total Area (Above & Below Grade), Main Building

Finished Area: 5476.74 sq ft
Unfinished Area: 37.46 sq ft

ANSI Z765-2021, New Building

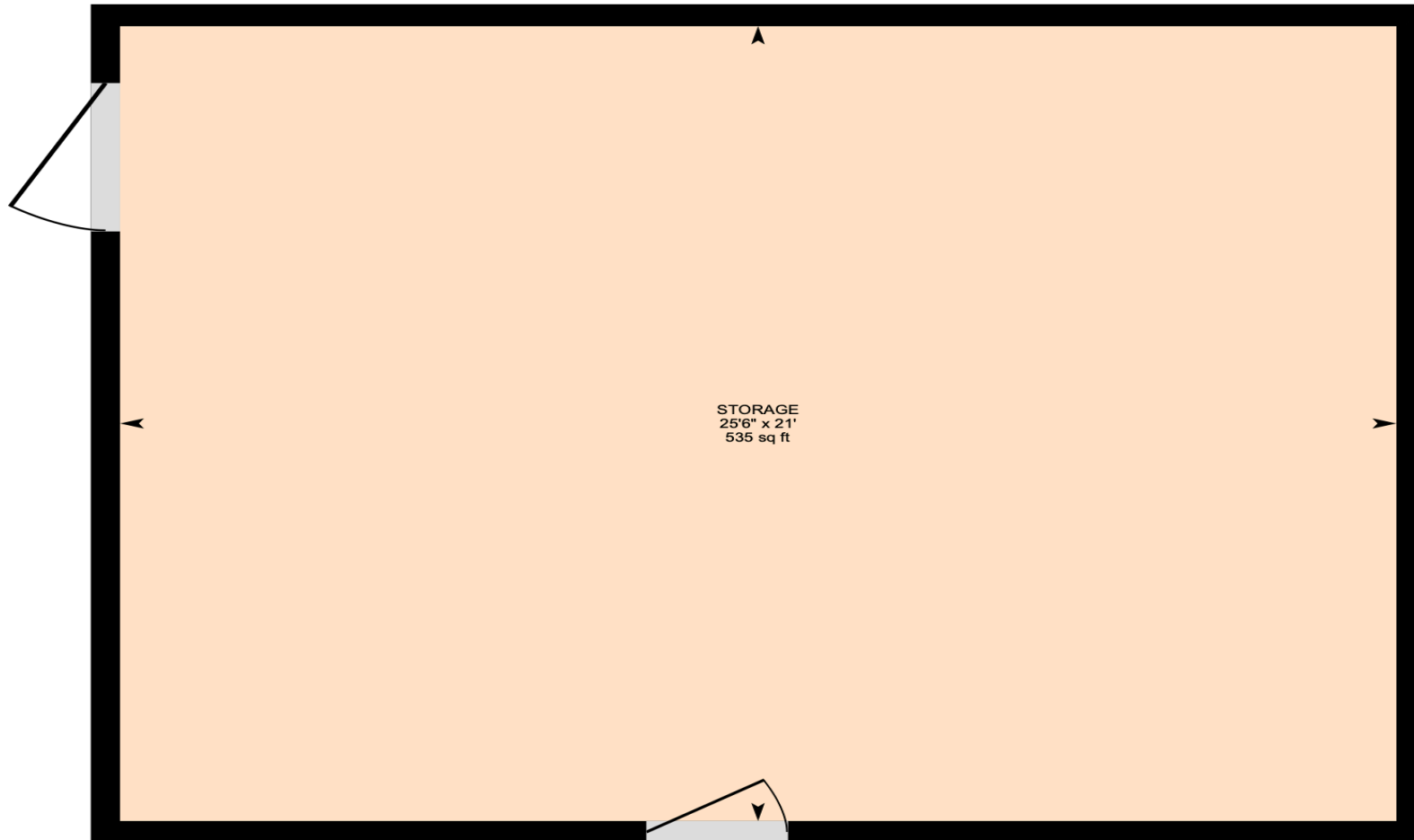
Above Grade Finished Area: N/C
Above Grade Unfinished Area: N/C
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

FLOOR PLAN - MAIN BUILDING



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FLOOR PLAN - STORAGE

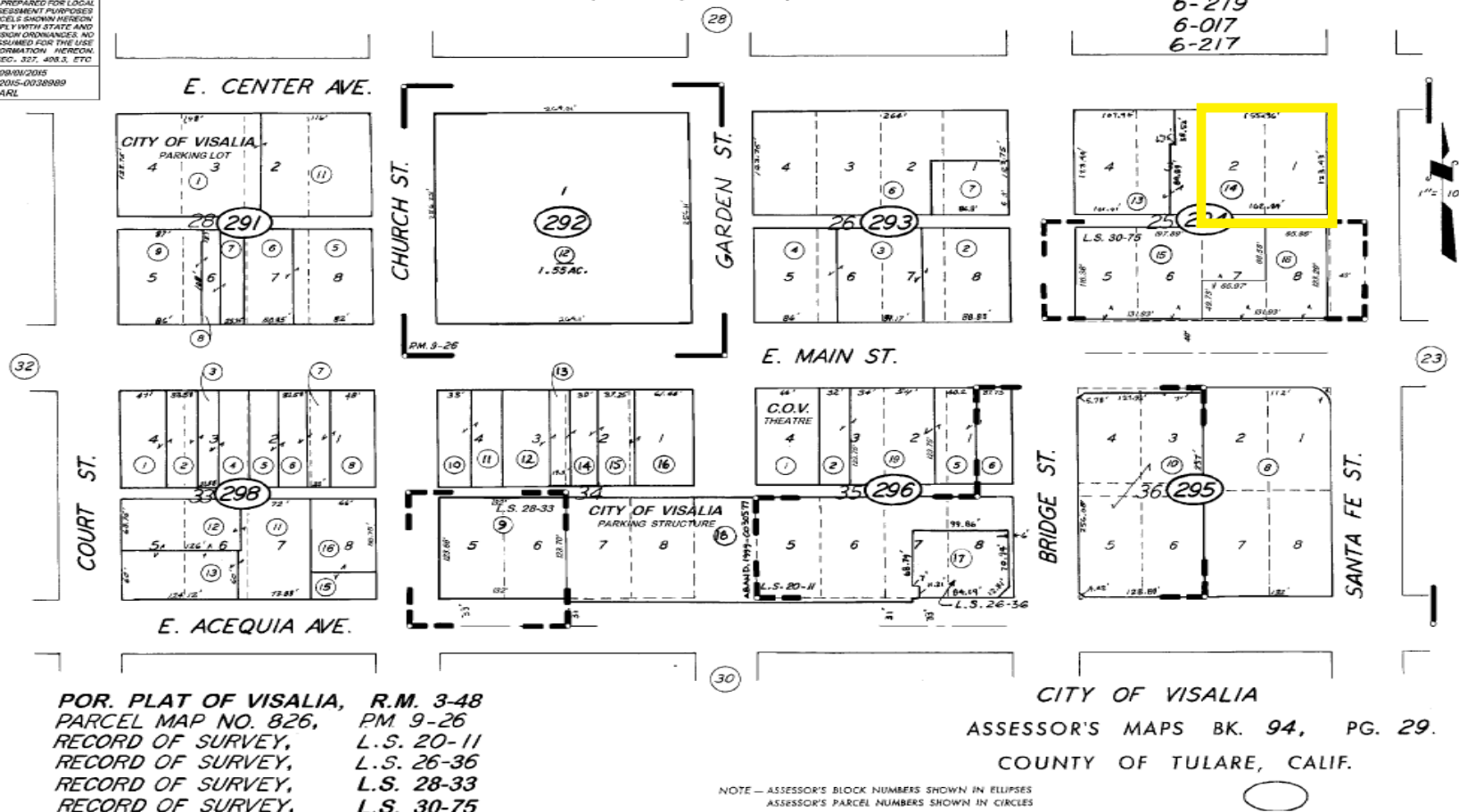


TAX MAP

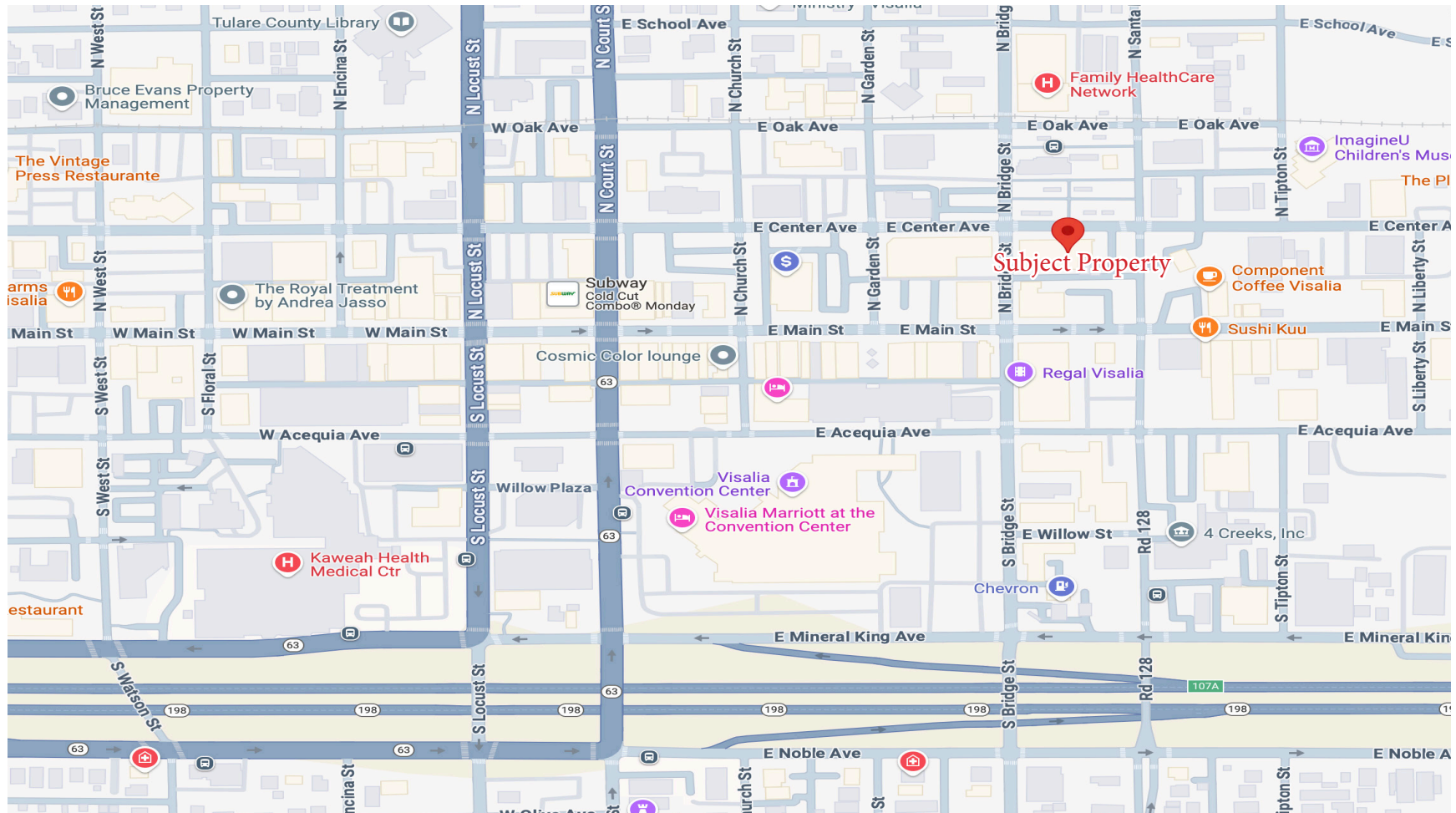
DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
ONLY. THE PARCELS SHOWN HEREON
MAY NOT COMPLY WITH STATE AND
LOCAL SUBDIVISION ORDINANCES. NO
LIABILITY IS ASSUMED FOR THE USE
OF THE INFORMATION HEREON.
R & T CODE SEC. 327, 401.5, ETC.
REVISED: 09/01/2015
REASON: 2015-0038989
CAD TECH: ARL

POR. SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ SEC. 29, T.18S., R.25E., M. D. B. & M.

TAX CODE AREA 94-29
6-219
6-017
6-217



LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS - Lum Lum's



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PROPERTY PHOTOS - Lum Lum's



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PROPERTY PHOTOS - Hong Kong Restaurant



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