



Laundry Building | Hanford, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | & ASSOCIATES

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

Matt Graham  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)

## PROPERTY DETAILS

**Address:** 425 W 7th Street | Hanford, CA

**APN:** 012-064-009

**Square Feet Available:** 16,462 +/- Sq. Ft.

**Lot Size:** 0.86 +/- Acres

**Zoning:** DC

**Sales Price:** \$1,950,000.00



### Additional Comments:

Historic Hanford "Laundry Building" is available for sale as a highly desirable leased investment. The iconic Laundry Building was constructed in the early 1900s and now functions as home to professional businesses. It is situated on a hard to come by large private lot with ample parking. Well located near downtown Hanford amenities and Highway 198 - the main thoroughfare to Visalia and neighboring cities. Please call for further details.



**Contact Broker:**  
Matt Graham  
Lic# 01804235

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## FINANCIALS - PRO-FORMA

REVENUE	2025	PSF	Pro Forma	Comments
<b>Rental Revenue</b>				
Base Rent	224,469	13.64	246,930	\$1.25 /sf Market
Utility Income	87,001	5.28	87,001	
Less: General Vacancy	(6,734)	(0.41)	(6,734)	3% of Base Rent
<b>Effective Gross Revenue</b>	<b>304,736</b>	<b>18.51</b>	<b>327,197</b>	
<b>OPERATING EXPENSES</b>				
<b>Operating Expenses</b>				
Property Taxes	16,709	1.02	20,520	1.08% of valuation
Insurance	6,890	0.42	6,890	
Utilities	60,680	3.69	60,680	
Management	3,850	0.23	19,632	6.00% of EGR
Landscaping & Janitorial	22,863	1.39	22,863	
Repairs & Maintenance	26,531	1.61	26,531	
Security	961	0.06	961	
Administrative	40,269	2.45	-	one-time expense
<b>Total Operating Expenses</b>	<b>178,753</b>	<b>10.86</b>	<b>158,076</b>	59% of EGR
<b>NET OPERATING INCOME</b>	<b>125,983</b>	<b>7.65</b>	<b>169,120</b>	
Capitalization Rate	6.63%		8.90%	

## FINANCIALS - RENT ROLL

Suite	Tenant	Lease Term	SF	Base Rent	Rent PSF	Utilities	Util PSF	Total Monthly
102	AGPRO Insurance	Apr2024-Mar26	997	\$1,146.85	\$1.15	\$498.50	\$0.50	\$1,645.35
103	Panoche The Salon	Jul2021-Jun26	500	\$525.00	\$1.05	\$150.00	\$0.30	\$675.00
104	Beauty Bar Studios	Feb2023-Jan26	1,301	\$1,431.10	\$1.10	\$429.33	\$0.33	\$1,860.43
106	Hair Gypsy	Nov2022-Dec26	1,137	\$1,250.70	\$1.10	\$375.21	\$0.33	\$1,625.91
108	South Valley Dental	Jul2021-Jun26	1,119	\$1,174.95	\$1.05	\$335.70	\$0.30	\$1,510.65
109	Simply Cremation	Mar2023-Feb26	1,164	\$1,280.40	\$1.10	\$407.40	\$0.35	\$1,687.80
208	Ruggles Dental Lab	Nov2022-Dec26	401	\$441.00	\$1.10	\$132.33	\$0.33	\$573.33
110	Parker Brothers Ins.	Jul2024-2029	533	\$612.95	\$1.15	\$266.60	\$0.50	\$879.55
111	Parker Brothers Ins.	Jul2024-2029	687	\$790.05	\$1.15	\$343.50	\$0.50	\$1,133.55
112	Parker Brothers Ins.	Jul2024-2029	737	\$847.55	\$1.15	\$368.50	\$0.50	\$1,216.05
202/204	Parker Brothers Ins.	Jul2024-2029	3,742	\$4,303.30	\$1.15	\$1,871.00	\$0.50	\$6,174.30
210/212	Parker Brothers Ins.	Jul2024-2029	1,403	\$1,613.45	\$1.15	\$701.50	\$0.50	\$2,314.95
214/216/218	Parker Brothers Ins.	Jul2024-2029	2,741	\$3,152.15	\$1.15	\$1,370.50	\$0.50	\$4,522.65
<b>TOTALS</b>			<b>16,462</b>	<b>\$18,569.45</b>		<b>\$7,250.07</b>		<b>\$25,819.52</b>

## TAX MAP

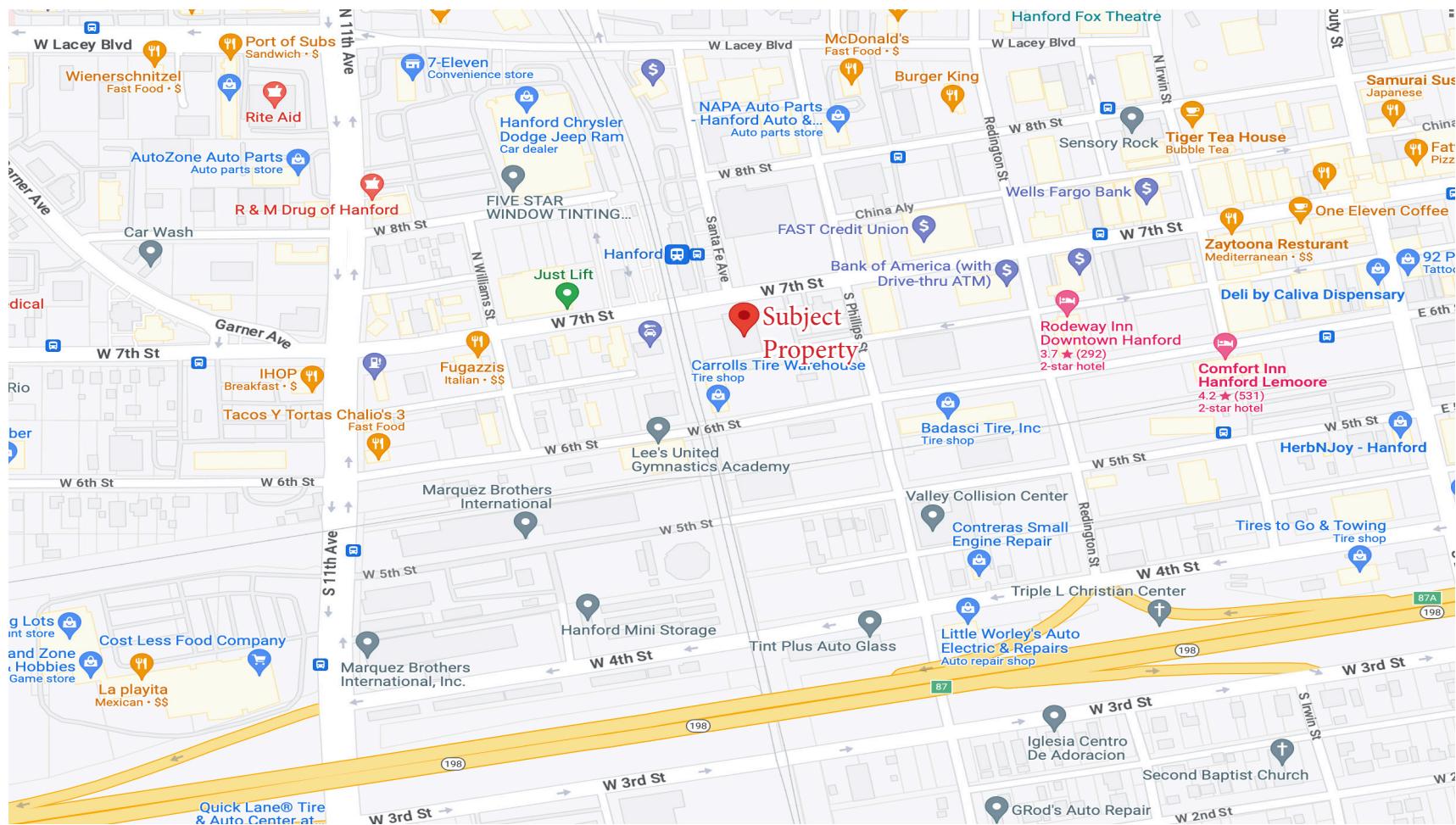
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.  
IT IS NOT TO BE CONSTRUED AS PORTRAYING  
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR  
PURPOSES OF ZONING OR SUBDIVISION LAW.  
SEPTEMBER 2020

# KINGS COUNTY ASSESSOR'S MAP



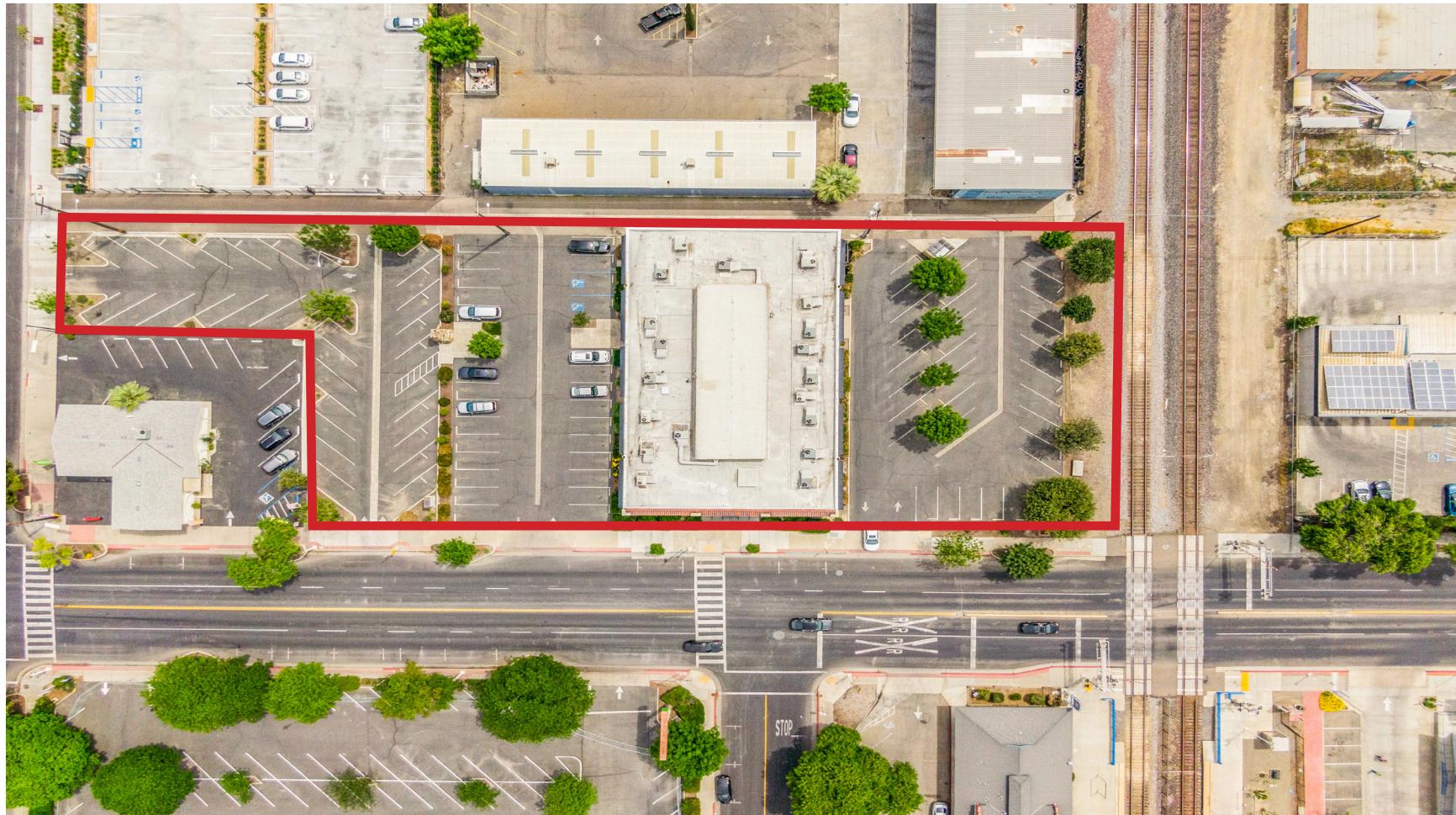
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## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY AERIAL



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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



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