

117 R STREET

MADERA , CA 93637



PROPERTY DESCRIPTION

For Sale: Premier Class Office Building with Government Agency Tenant

Discover this exceptional Class A office building, now available for sale, offering a unique investment opportunity. Located in a prime area, this property is anchored by a long-term government agency tenant, ensuring stable and reliable income.

Class A Building: Impeccably maintained with top-tier finishes and amenities.

Long-Term Tenant: Secure, consistent revenue with a respected government agency occupying the space.

Recent Upgrades: A new foam roof has been installed, enhancing energy efficiency and reducing maintenance costs.

Prime Location: Situated in a highly sought-after area with easy access to major highways, public transportation, and local amenities.

This property represents a rare chance to own a premier asset in an excellent location. Don't miss out—this building could be yours.

OFFERING SUMMARY

Sale Price:	\$2,499,000
Lot Size:	27,007 SF
Building Size:	8,690 SF
Cap Rate:	5.38%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	372	1,162	4,029
Total Population	1,176	3,619	12,971
Average HH Income	\$74,469	\$72,240	\$86,827



RE/MAX GOLD - KIRK ATAMIAN

Each office independently owned and operated

KIRK ATAMIAN

Commercial Specialist
559.246.0000
kirkatamian@gmail.com
CalDRE #02127378

501 North E St, Suite H , Madera, CA 93638

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

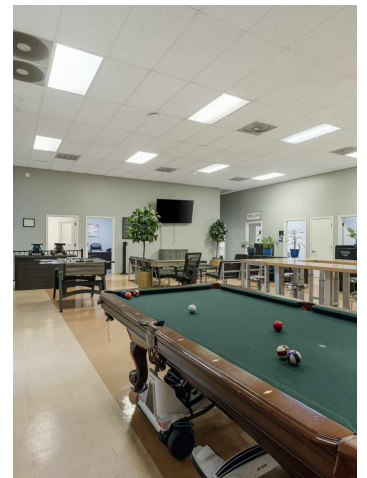
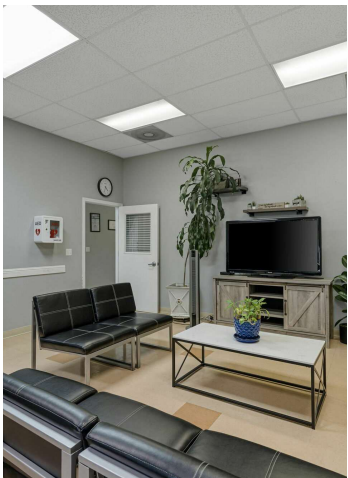
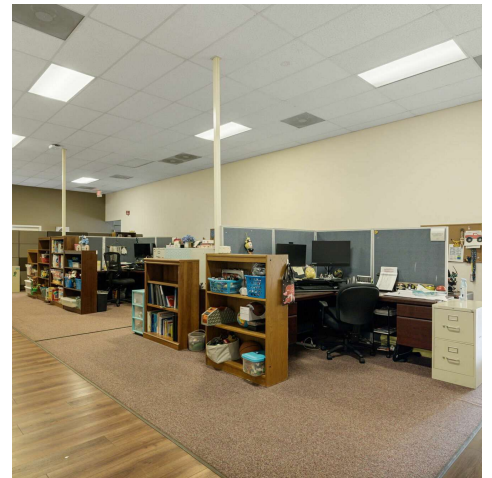
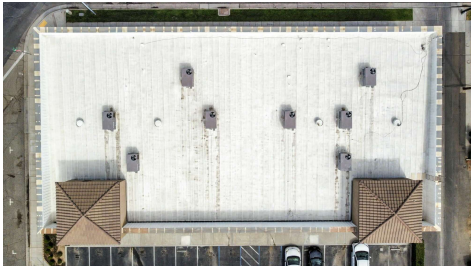
FOR SALE

OFFICE BUILDING

ADDITIONAL PHOTOS

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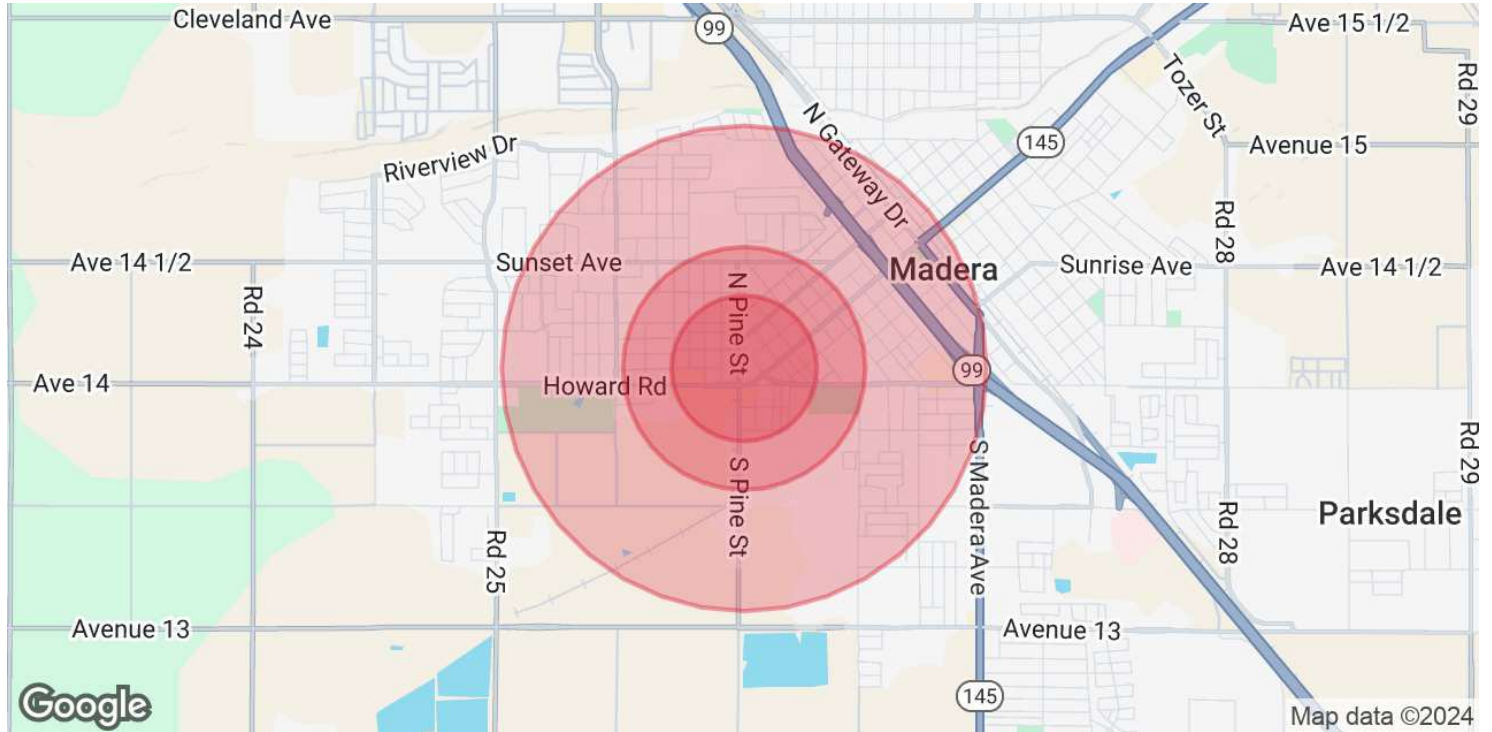
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,176	3,619	12,971
Average Age	35	35	35
Average Age (Male)	33	34	34
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	372	1,162	4,029
# of Persons per HH	3.2	3.1	3.2
Average HH Income	\$74,469	\$72,240	\$86,827
Average House Value	\$400,126	\$397,521	\$475,235

Demographics data derived from AlphaMap



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