

AVAILABLE FOR SALE

509 S. I STREET
SUITE B | MADERA, CA



NEWMARK
PEARSON COMMERCIAL

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CA RE Lic. #00853867

Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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PROPERTY
INFORMATION

Building Size:	1,358± SF
Tenancy:	Single
Property Use:	Investment
Property Subtype:	Office Building
Building Class:	B
Ceiling Height:	8'
Parking Ratio:	4:1,000± SF
Existing Build-Out:	Full Build-Out
Zoning:	C-M (<i>Medical Building/Clinic</i>)
APN:	010-211-004 (<i>Madera County</i>)

LOCATION DESCRIPTION

Centrally located in the heart of the City of Madera on I Street and 10th Street just north of the major intersection of Olive Avenue and Highway 99.

PROPERTY DESCRIPTION

This Medical space is a 1,358± square foot condominium space located in a building with multiple condominium suites.



PRICING
INFORMATION

\$250,000.00
ASKING PRICE

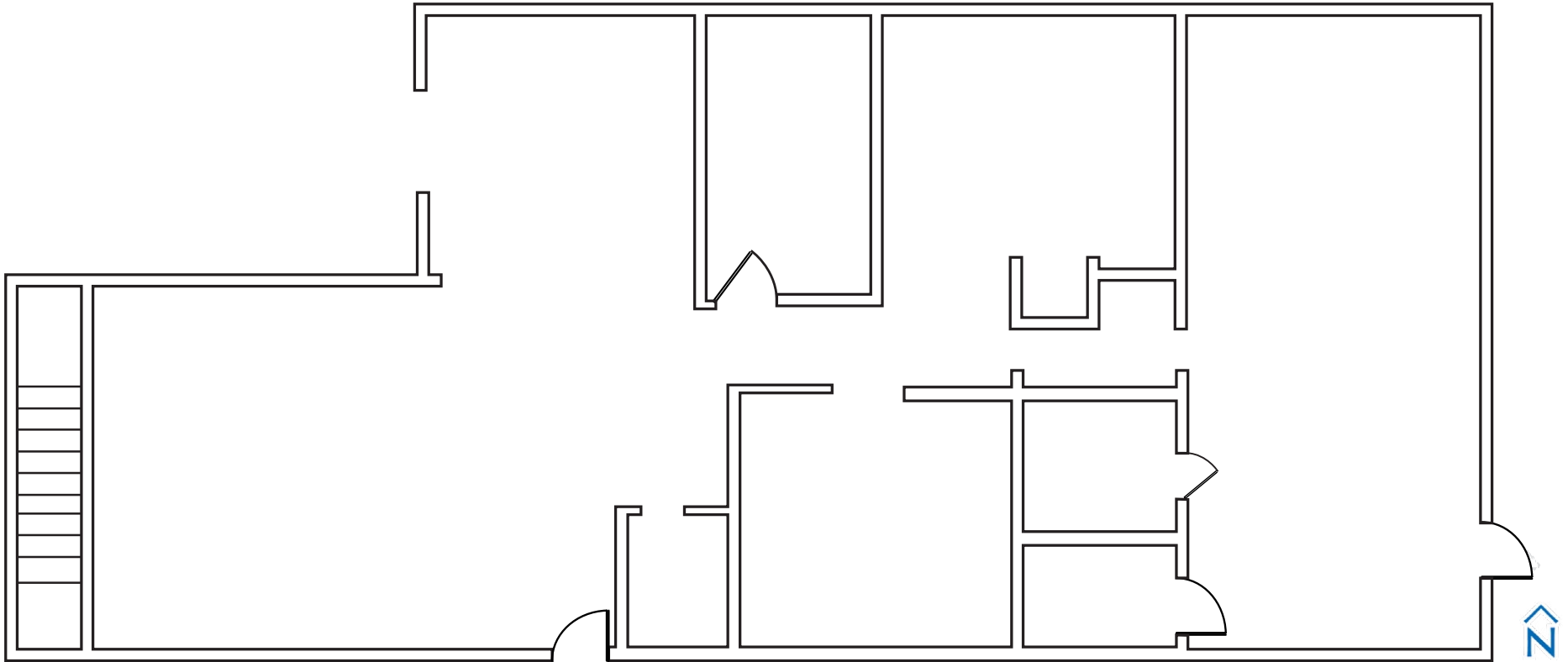
Income

TENANT NAME	MONTHLY RENT	ANNUAL RENT
Pain Clinics of Central California, Inc.	\$2,340.08	\$28,080.96
<i>Misc. Cost Paid by Tenant (Janitorial Services & Utilities)</i>		
EXPENSES (Estimated)		\$9,000.00 (Annual)
NET OPERATING INCOME (Estimated)		\$19,080.00

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FLOOR
PLAN



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PROPERTY
PHOTO



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TRAFFIC
COUNTS

PROPERTY PHOTOS



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TRAFFIC COUNTS

(Within a One Mile Radius)

5,797± ADT

N. I Street at Yosemite Avenue
(Southeast bound)

13,672± ADT

Yosemite Avenue at Highway 99
(Northeast bound)

Source: Kalibrate TrafficMetrix 2024



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