



1174 Leland Ave | Tulare, CA

Property For Sale

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

**GRAHAM** | & ASSOCIATES

Matt Graham  
Lic# 01804235  
www.mdgre.com

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



## PROPERTY DETAILS

Address: 1174 Leland Ave | Tulare, CA

APN: 149-130-045

Square Feet Available: 16,507 +/- Sq. Ft.

Use: Commercial Lot

Sales Price: \$247,605.00

### Additional Comments:

Commercial lot for sale in the Del Lago Professional Center. The available parcel is well located on Leland Ave, right off of Hillman Street in Tulare. The Center is partially developed - this is one of the few last remaining open lots. Located near numerous shopping centers - Tulare Outlet Mall, Plaza Del Lago and more. Situated on the North side of Tulare, it is an easy drive to Visalia via Hillman Street/Demaree Street. Please call for further details.



Contact Broker:  
Matt Graham  
Lic# 01804235

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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.

# TAX MAP

S1/2 OF NW1/4 OF SW1/4 OF SEC.36, T.19S., R.24E., M.D.B.&M. Tax Area Codes 149-13  
005-000

**DISCLAIMER**  
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.



Bk. 166

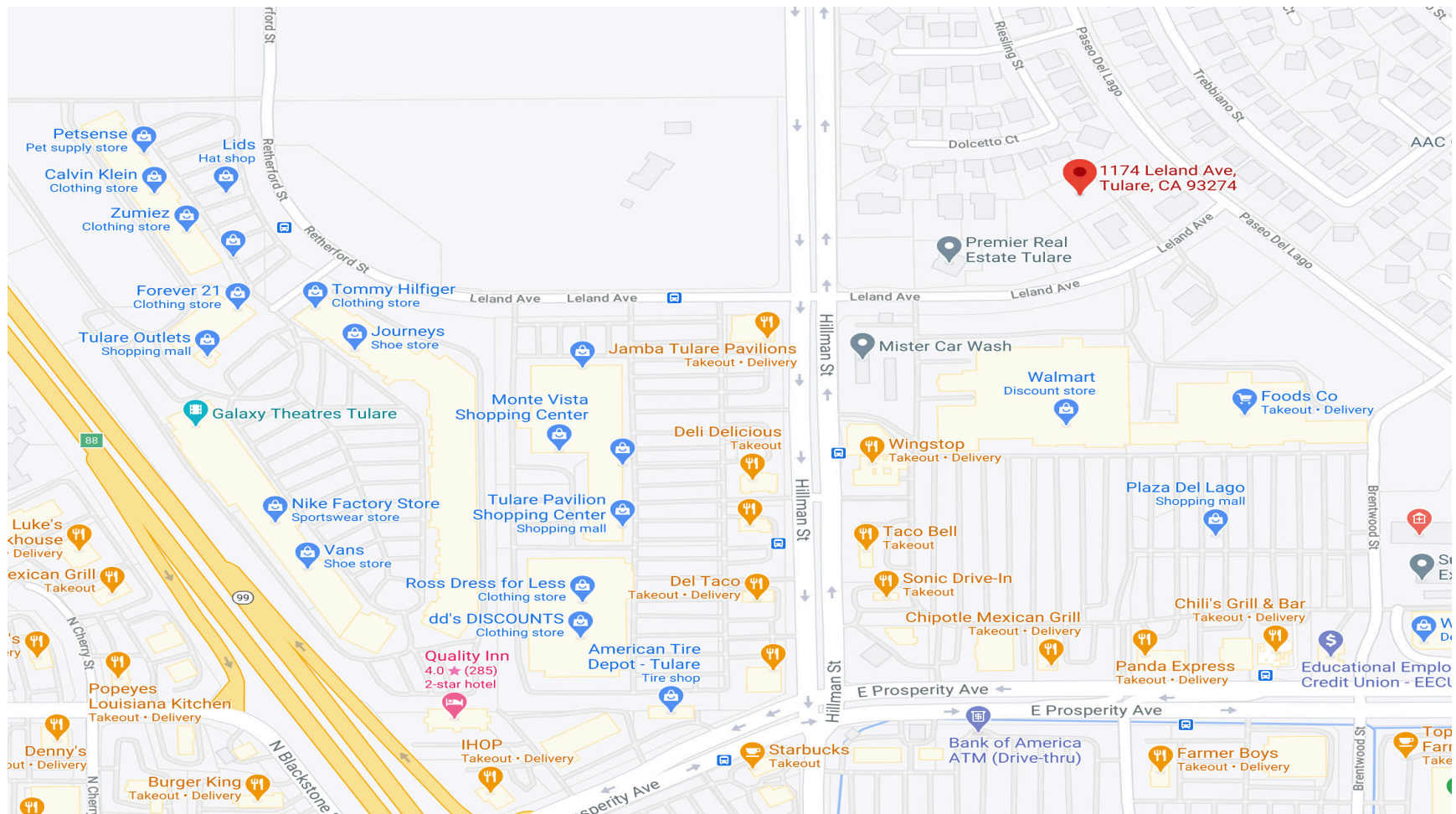
POR. DEL LAGO NO. 1, R.M. 38-56  
 POR. BONTERRA NO. 2, R.M. 39-26  
 PARCEL MAP NO. 4582, P.M. 46-87  
 PARCEL MAP NO. 4720, P.M. 48-25

CITY OF TULARE  
 ASSESSOR'S MAPS BK.149 , PG.13  
 COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles 1 123  
 Assessor's Block Numbers Shown in Ellipses 123

2005-0115836	09/27/2007	ASG
REVISION	DATE	TECH

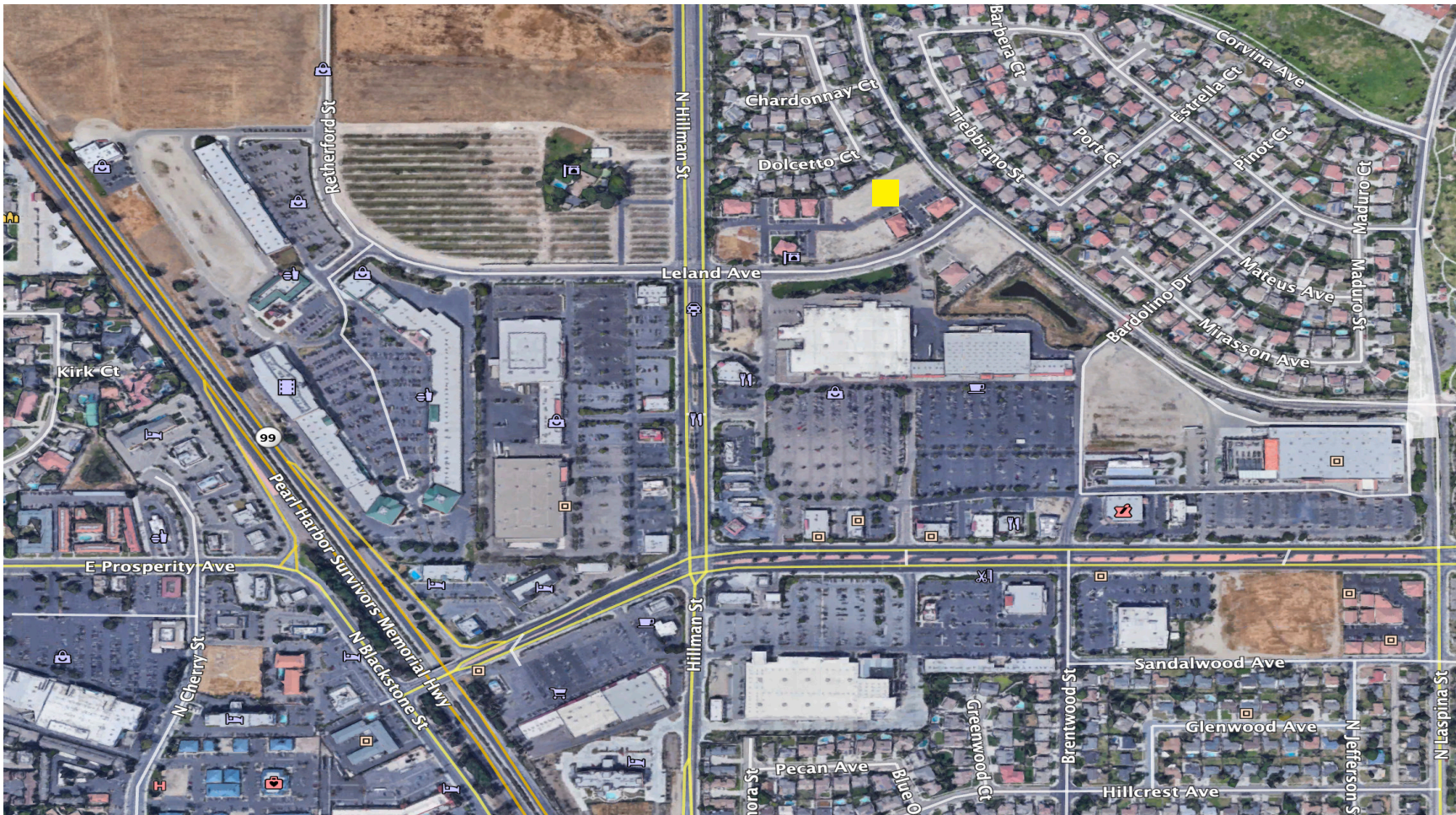
### LOCATION MAP



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# PROPERTY LAYOUT



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.