

Dinuba Commercial Center

**12,952 SF
For Sale**

**281 W. Merced Street,
Dinuba, CA 93618**



Listing Price:
\$2,250,000.00

Uses:
Service Shop, Car Wash, Retail

Location:
Take HWY 99 then head East on Avenue 416. Take right on Road 80 / Alta Avenue. Property is on the left side of the corner of Merced Street.

Summary:
Industrial building 12.952 Sq Ft with 10 bays. All bays are tenant occupied. Month to month leases. Car Wash is owner occupied that includes 3 bays.

SPACE FOR SALE



1053 G Street,
Reedley, CA, 93654
www.valleyland.com

Ron Kusch
Broker, Owner
559.905.5304 Mobile
559.638.3651 Office
ron@valleyland.com
DRE#00945565

Greg Kusch
Broker, Owner
559.905-5305 Mobile
555.638.3651 Office
greg@valleyland.com
DRE#01213529

12,952 SF Plus Car Wash



YEAR BUILT/RENOVATED:

1989

LOT SIZE:

39,000

Occupancy:

100%

PROPERTY INFO:

Great Visibility

Signage available

18 Parking Stalls

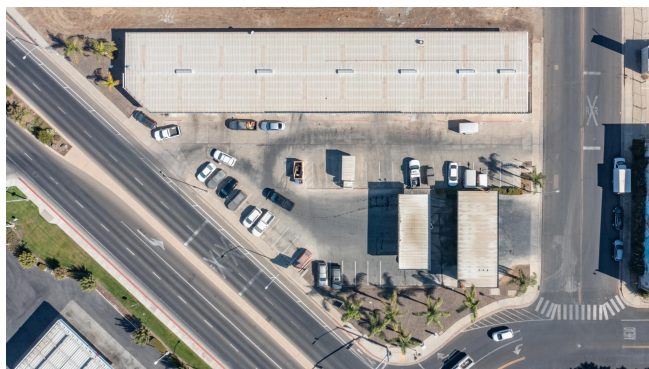
±12,952 SF Building

Handicap restrooms available

Assigned parking optional

Free street parking available

Walking distance to dining and retail



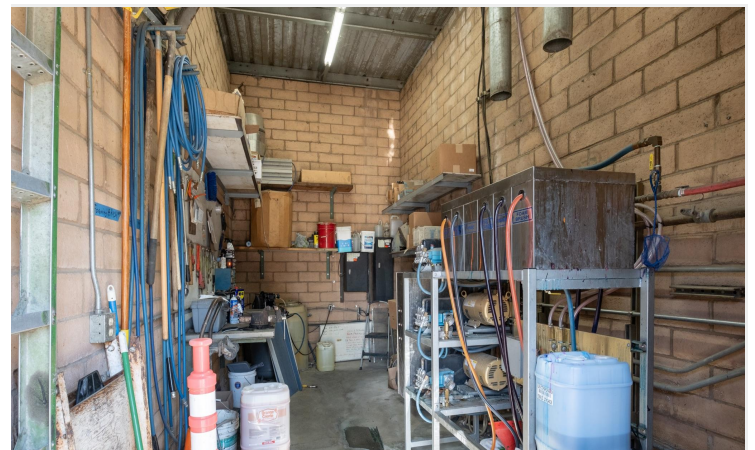
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12,952 SF Plus Car Wash for Sale

Property Photos



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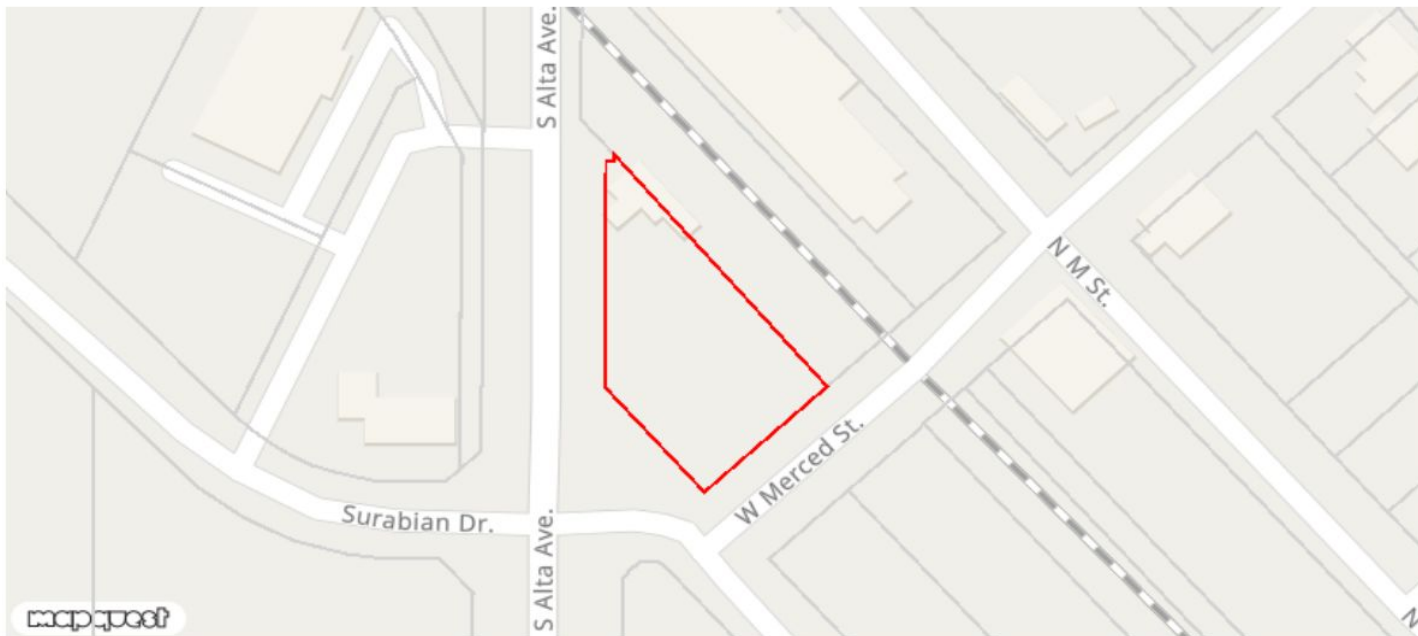
12,952 SF Plus Car Wash

IMAGES REPORT

Vertical Aerial Photo



Street Map



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Financials

Profit & Loss

	Jan-Dec 21	Jan-Dec 22	Jan-Dec 23
Ordinary income/Expense			
Total Income	\$141,571.50	\$141,490.00	\$164,219.50
Total COGS	\$16,813.97	\$20,479.22	\$26,072.84
Gross Profit	\$131,957.53	\$128,210.78	\$145,346.66
Total General Expenses	\$25,920.38	\$31,002.02	\$50,722.21
Total Dinuba Rental Expenses	\$14,160.31	\$24,176.08	\$5,810.33
Total Expenses	\$40,080.69	\$55,178.10	\$56,532.54
NET INCOME	\$91,876.84	\$73,032.68	\$88,814.12



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