



Leased Investment - 770 N Main Street | Porterville, 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

Joe Silva  
Lic# 01225765  
559.901.3616

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

## PROPERTY DETAILS

<b>Address</b>	770 N Main Street   Porterville, CA
<b>APN</b>	252-130-033
<b>Building Size:</b>	3,676 +/- Sq. Ft.
<b>Lot Size:</b>	11,100 +/- Sq. Ft.
<b>Zoning</b>	CG
<b>Current Lease:</b>	Currently in 5 Year Lease; Expires June 2027 \$3,000.00 Per Month; Tenant Pays Utilities
<b>Sales Price</b>	\$425,000.00



### Additional Comments:

Great leased investment available for sale! Single tenant, stand alone medical building for sale in Porterville, California. The building is on the hard corner of N Main Street and W. Henderson Ave. Awesome visibility and the property has a private parking lot. Currently leased to the Parenting Network. Parenting Network Inc. is part of the Tulare County Family Resource Center Network. 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.

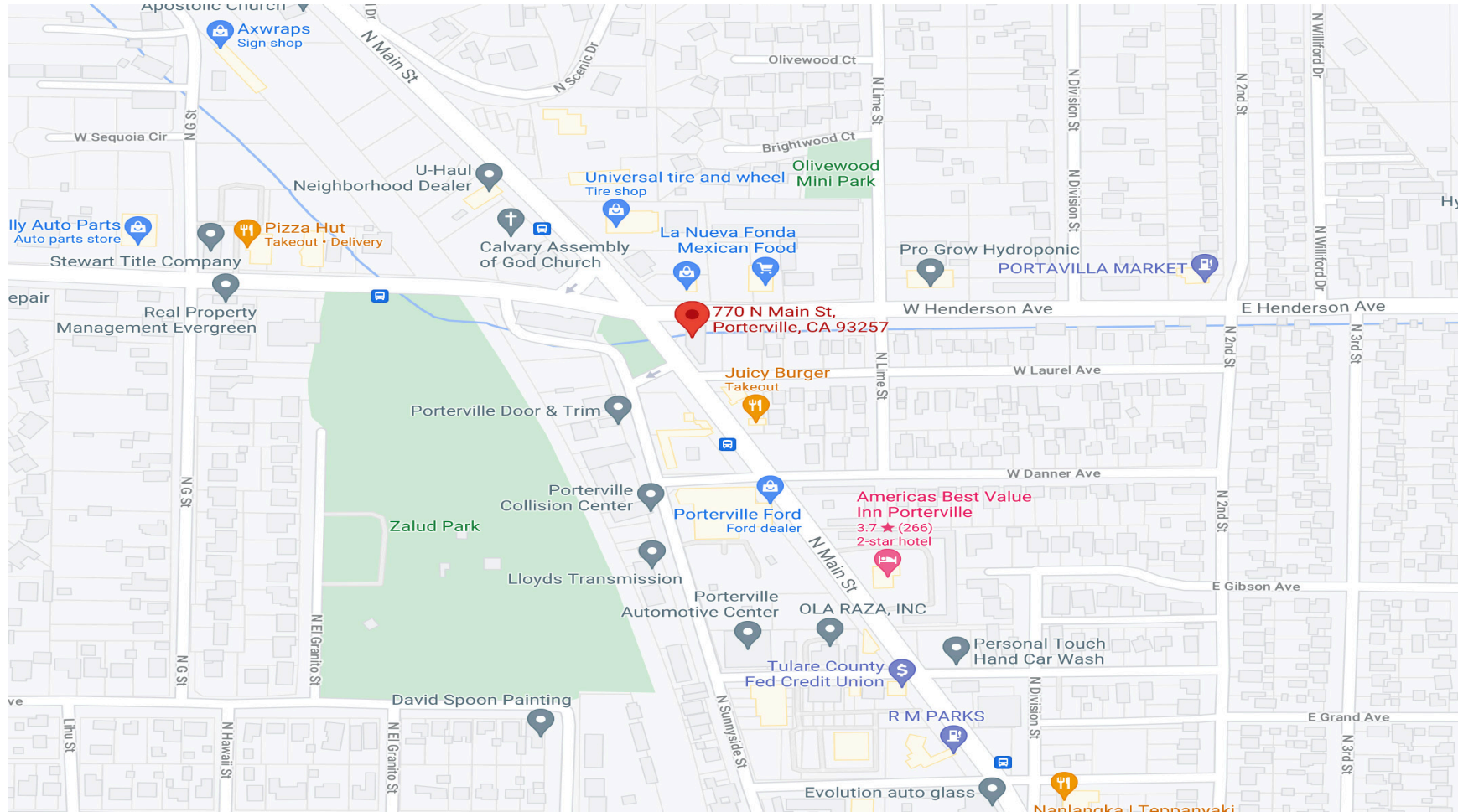
## PROPERTY PHOTOS



## PROPERTY PHOTOS



## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY LAYOUT

