



119 S Locust Street | Visalia, CA

Property For Sale

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

GRAHAM & ASSOCIATES

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235
www.mdgre.com

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PROPERTY DETAILS

Address: 119 S Locust Street | Visalia, CA

APN: 594-326-010

Parcel Size: 3,484 +/- Sq. Ft.

Building Size: 8,682 +/- Sq. Ft. | Total Building Size
3,215 +/- Sq. Ft. | 2nd Floor
3,215 +/- Sq. Ft. | Ground Floor
2,252 +/- Sq. ft. | Basement

Zoning: CBD

Sales Price: \$2,500,000.00

Additional Comments:

Unique opportunity to acquire an updated, partially leased medical office building in downtown Visalia right across the street from Kaweah Delta Healthcare. The two-story building offers large first and second floor office spaces and a finished basement with elevator service. The property also includes thirteen designated parking spaces. Please call for further details.

*Partially leased. 2nd floor is leased to Community Health Partners through May 31, 2026 (3 year term with 1 year remaining, and an option to extend).



Contact Broker:

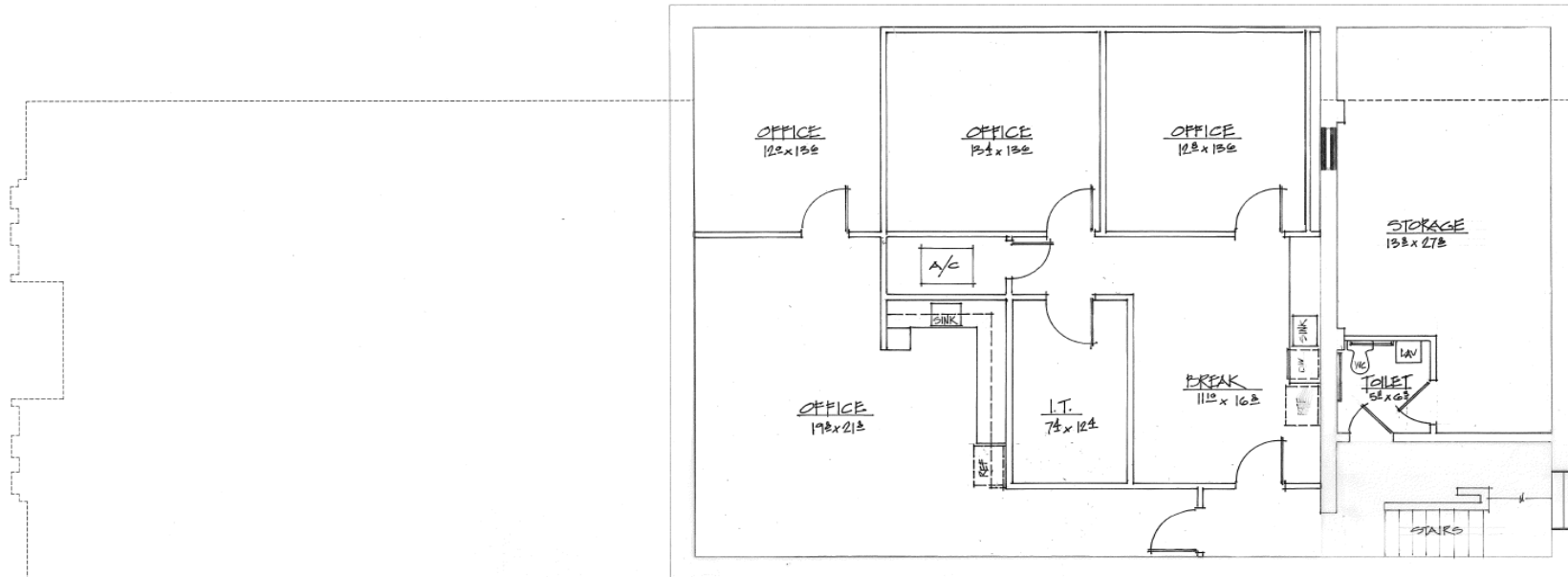
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FLOOR PLAN - BASEMENT



GROSS BASEMENT AREA	2,252 SF
MINUS STAIR AREA	492 SF
NET BASEMENT AREA	1,760 SF
DIVIDED BY OCCUPANCY FACTOR	100 SF
NET OCCUPANTS	16.60 OCCUPANTS
MAX. OCCUPANT LOAD	16 OCCUPANTS
CUBICLE SIZE	5' X 5'

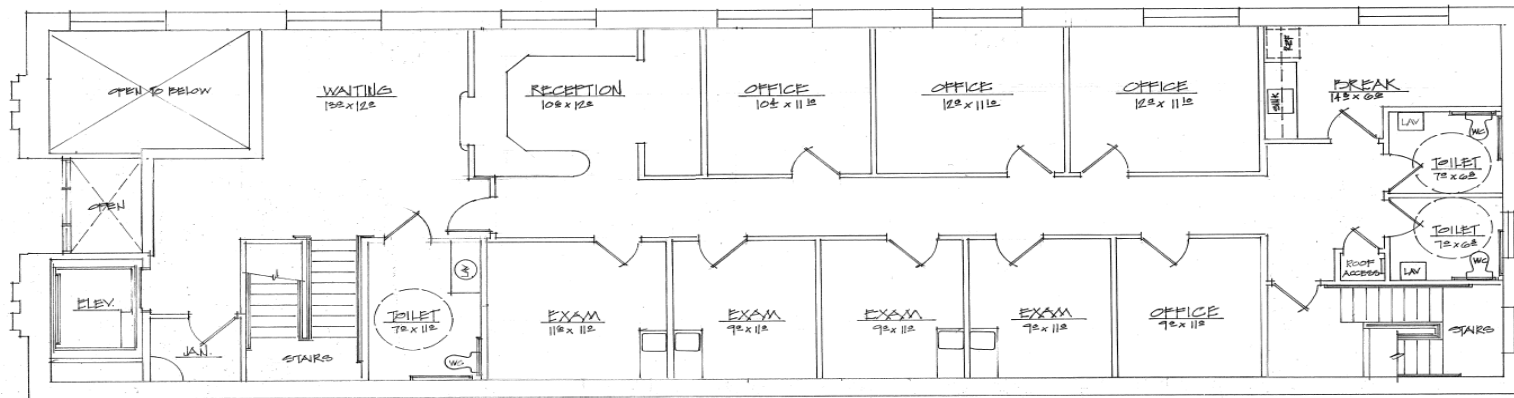
BASEMENT

BUILDING AREA: 2,252 SQ. FT.

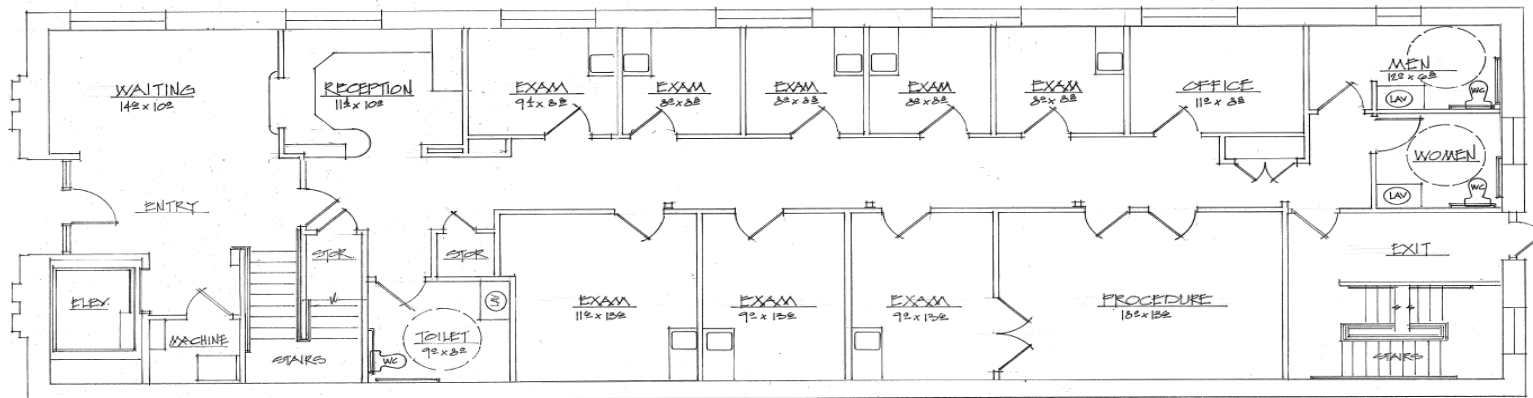
SCALE: 1/4"=1'-0"



FLOOR PLAN - GROUND FLOOR & 2nd FLOOR



SECOND FLOOR 3,215 SQ. FT. : BUILDING AREA

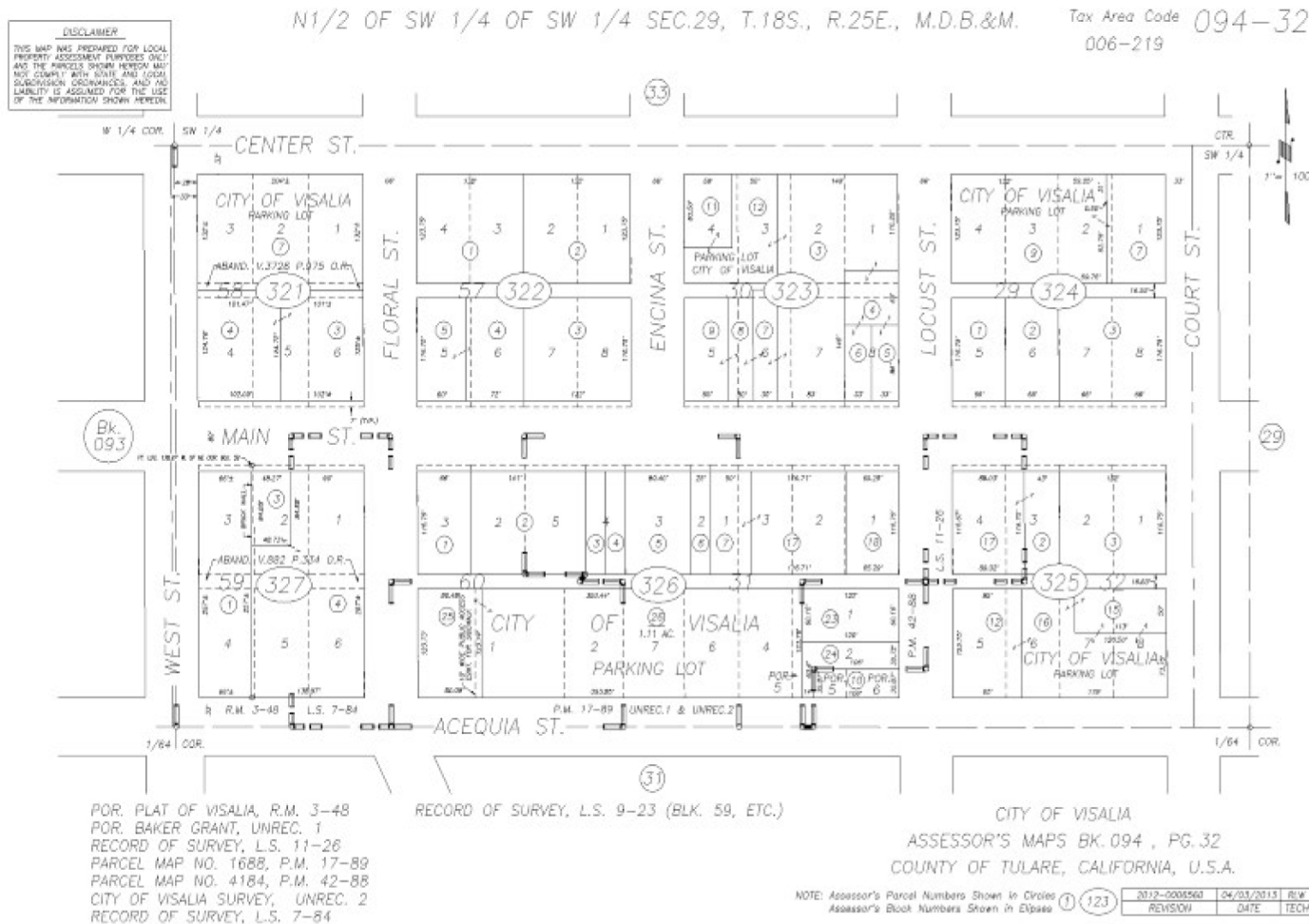


GROUND FLOOR 3,215 SQ. FT. : BUILDING AREA



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TAX MAP

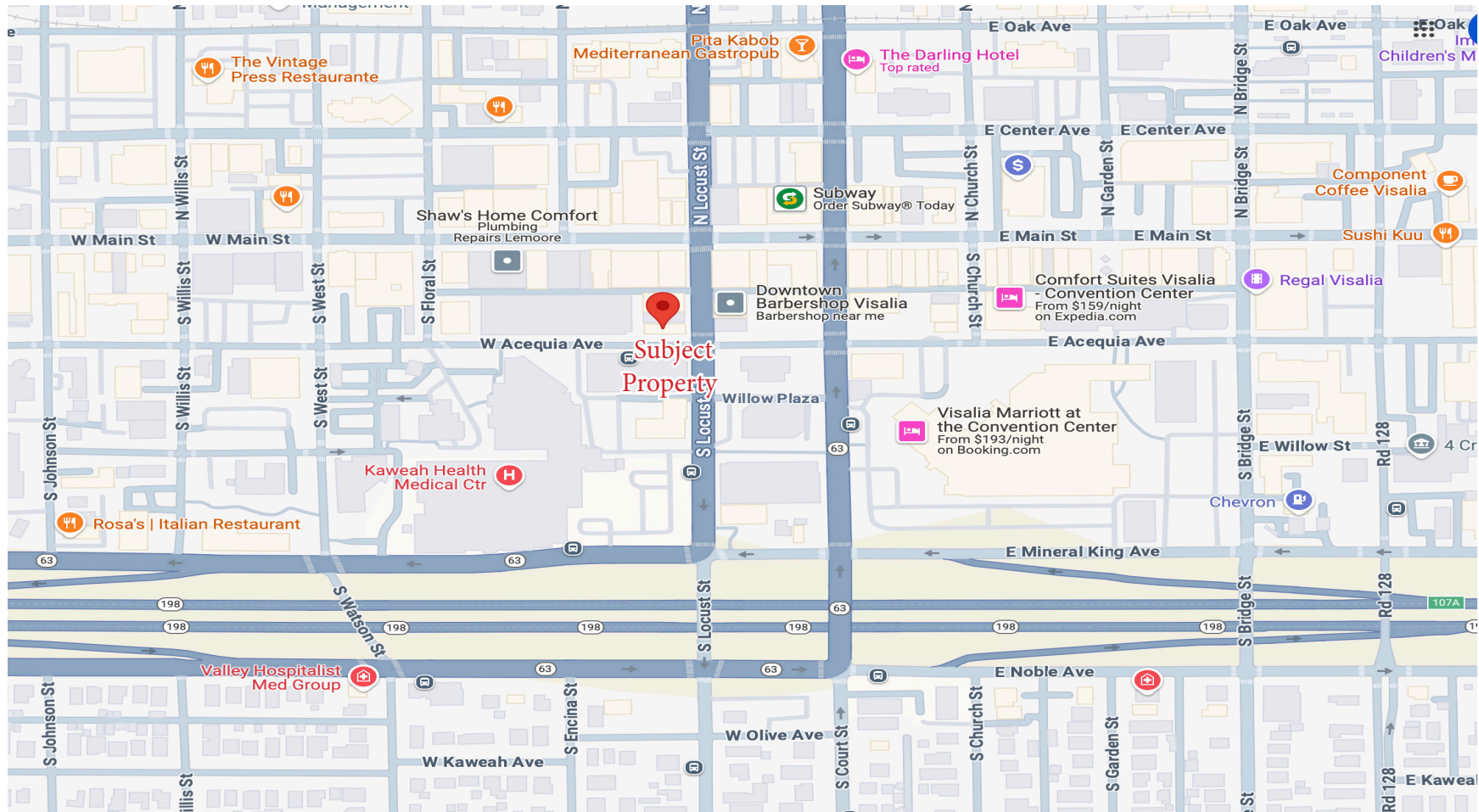


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LOCATION MAP



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AERIAL MAP



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PROPERTY PHOTOS



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