



608 E Center Ave | 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

Lindsey TeVelde
Lic# 01990525

PROPERTY DETAILS

Address	608 E Center Ave Visalia, CA
Square Feet Available	9,080 +/- Sq. Ft. Total Office: 6,320 SF Office 1st Floor: 3,200 SF Office 2nd Floor: 3,120 SF Warehouse: 2,760 SF- 3 GL roll up doors
Zoning	Service Commercial
Sales Price	\$1,400,000.00



Additional Comments:

Rare opportunity to buy a mixed use property, offering both office and warehouse space in desirable Downtown Visalia. The two story building offers warehouse area with ground level roll up doors, first floor office area and second story office area. The office portion provides multiple large private rooms, bullpen area, private restrooms and more. Well located within walking distance to downtown amenities - restaurants, shopping, banking and more. Please call for further details.



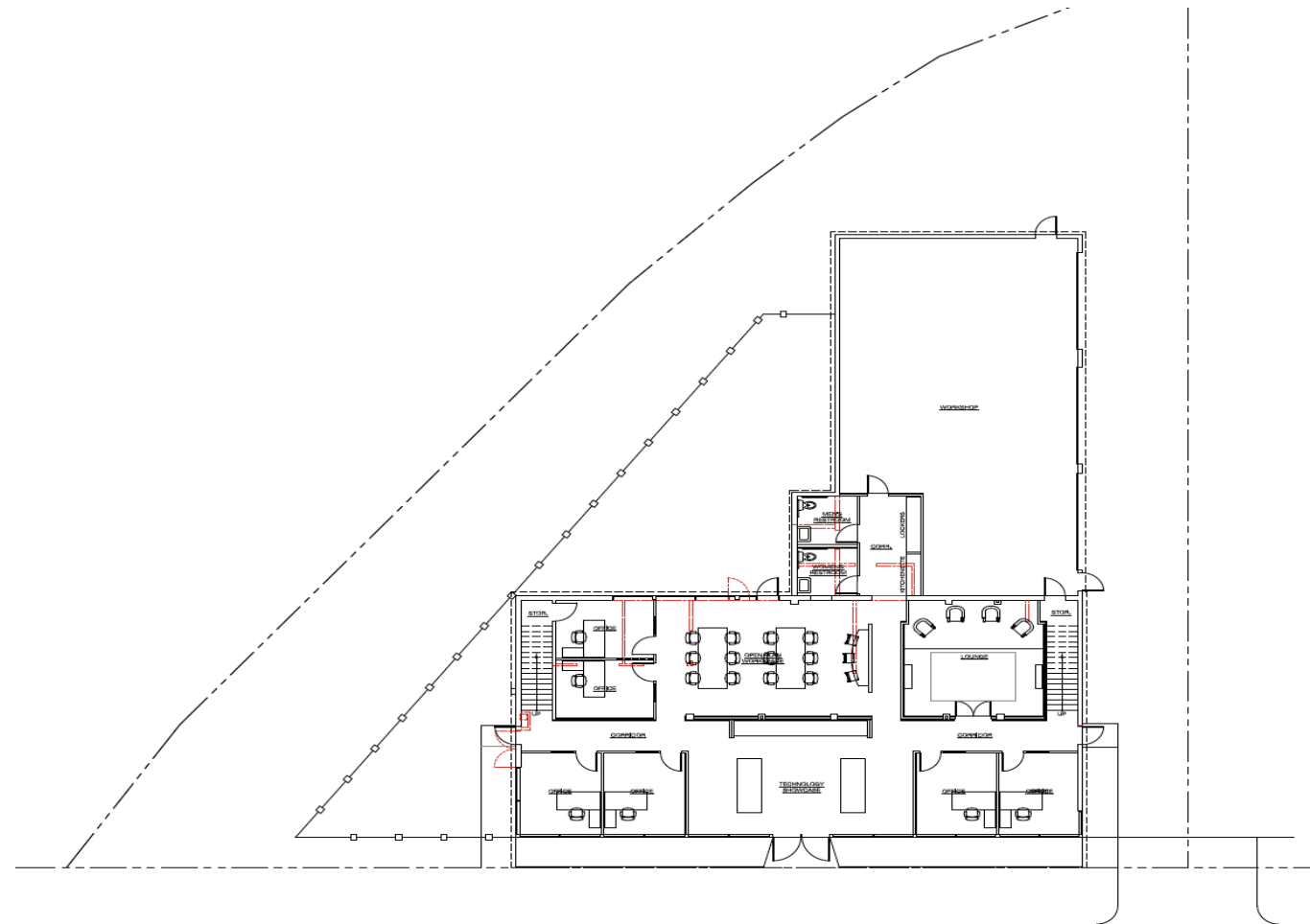
Contact Broker:
Matt Graham
Lic# 01804235

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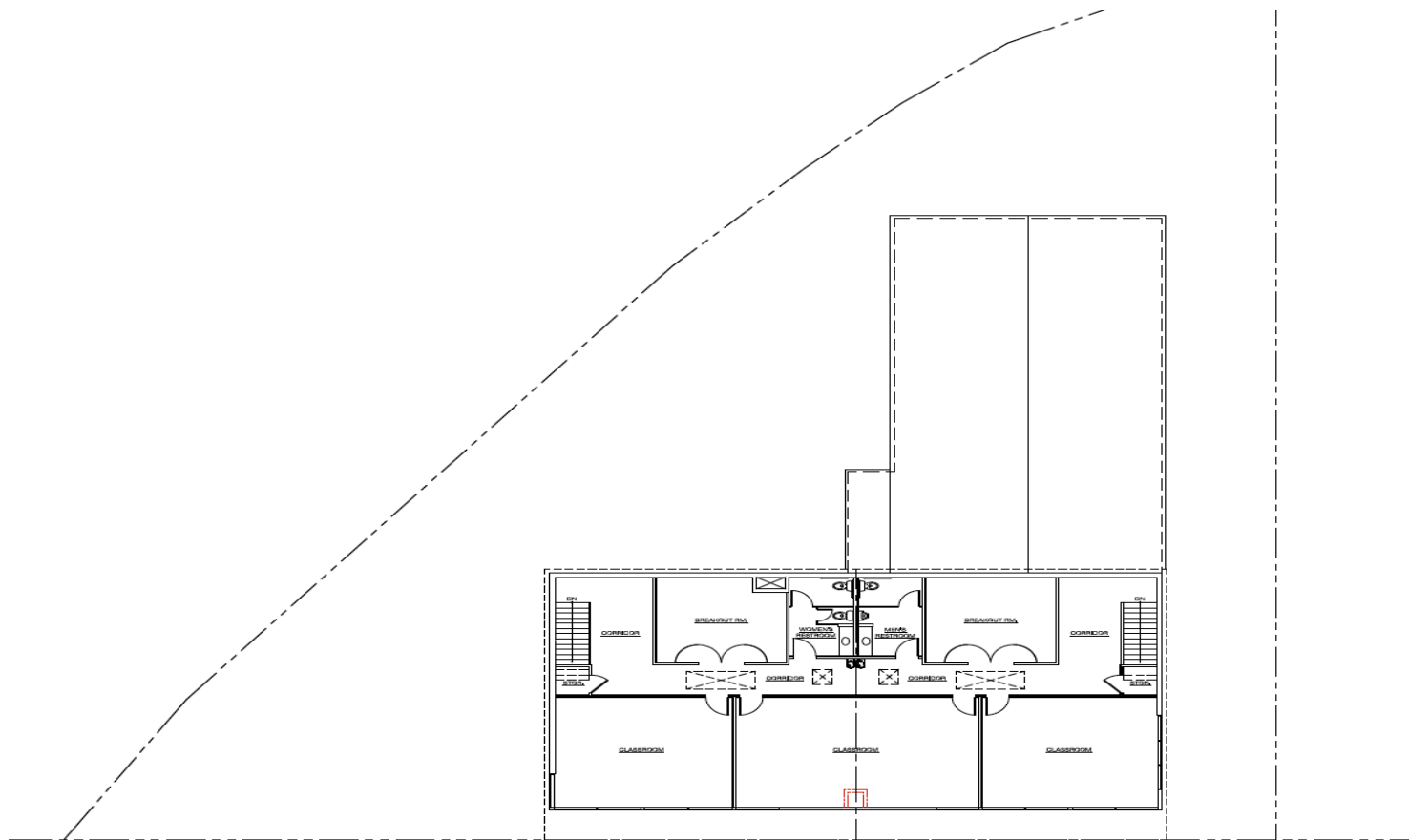
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FLOOR PLAN - First Floor



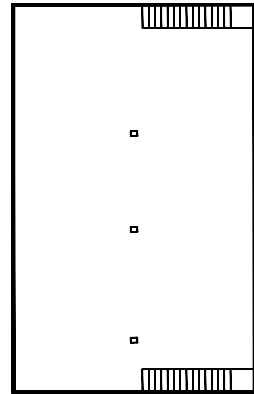
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FLOOR PLAN - Second Floor

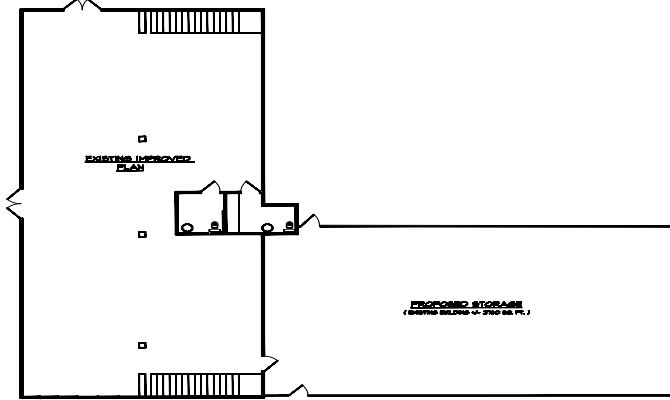


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SITE PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN
608 E. CENTER ST.



VICINITY MAP
No Scale

SITE INFO:

PROPOSED ADMINISTRATIVE SPACE & STORAGE

ZONING: C-1H
APN 014-240-028
SITE AREA: 14,344 SQ. FT. .32 ACRE

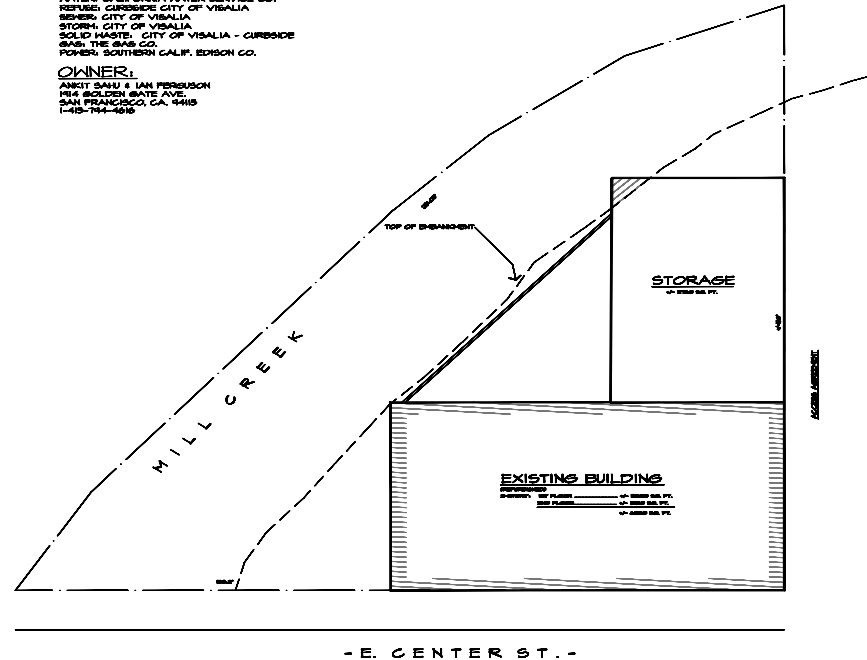
TELEPHONE: SBC TELEPHONE CO.
WATER: CALIFORNIA WATER SERVICE CO.
REFUSE: CURBSIDE CITY OF VISALIA
SEWER: CITY OF VISALIA
STORM: CITY OF VISALIA
SOLID WASTE: CITY OF VISALIA - CURBSIDE
GAS: THE GAS CO.
POWER: SOUTHERN CALIF. EDISON CO.

OWNER:
ARIST SAND & IAN PERSSON
154 GOLDEN GATE AVE.
SAN FRANCISCO, CA, 94115
(415) 764-4010

OPERATIONAL STATEMENT:

THIS FACILITY WILL SERVE AS THE ADMINISTRATIVE & DISTRIBUTION CENTER FACILITY FOR THE "PRO-YOUTH" SCHOOLS, CHILDREN'S SERVICE AND HEAL PROGRAM. THERE WILL BE A 17-25 PERSON STAFF. THE STORAGE IS EXISTING CONDITIONED SPACE AND WILL STORE THE HEALS PRIOR TO DISTRIBUTION. BUSINESS HOURS WILL BE 9:00AM-5:00PM.

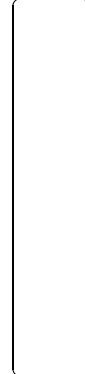
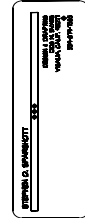
Our Mission is to help youth succeed academically, socially, and emotionally by providing a safe, healthy, and supportive learning environment during out-of-school time. ProYouth creates and delivers programs throughout the Central California that positively impact the lives of youth and equip them to make good lifelong choices.



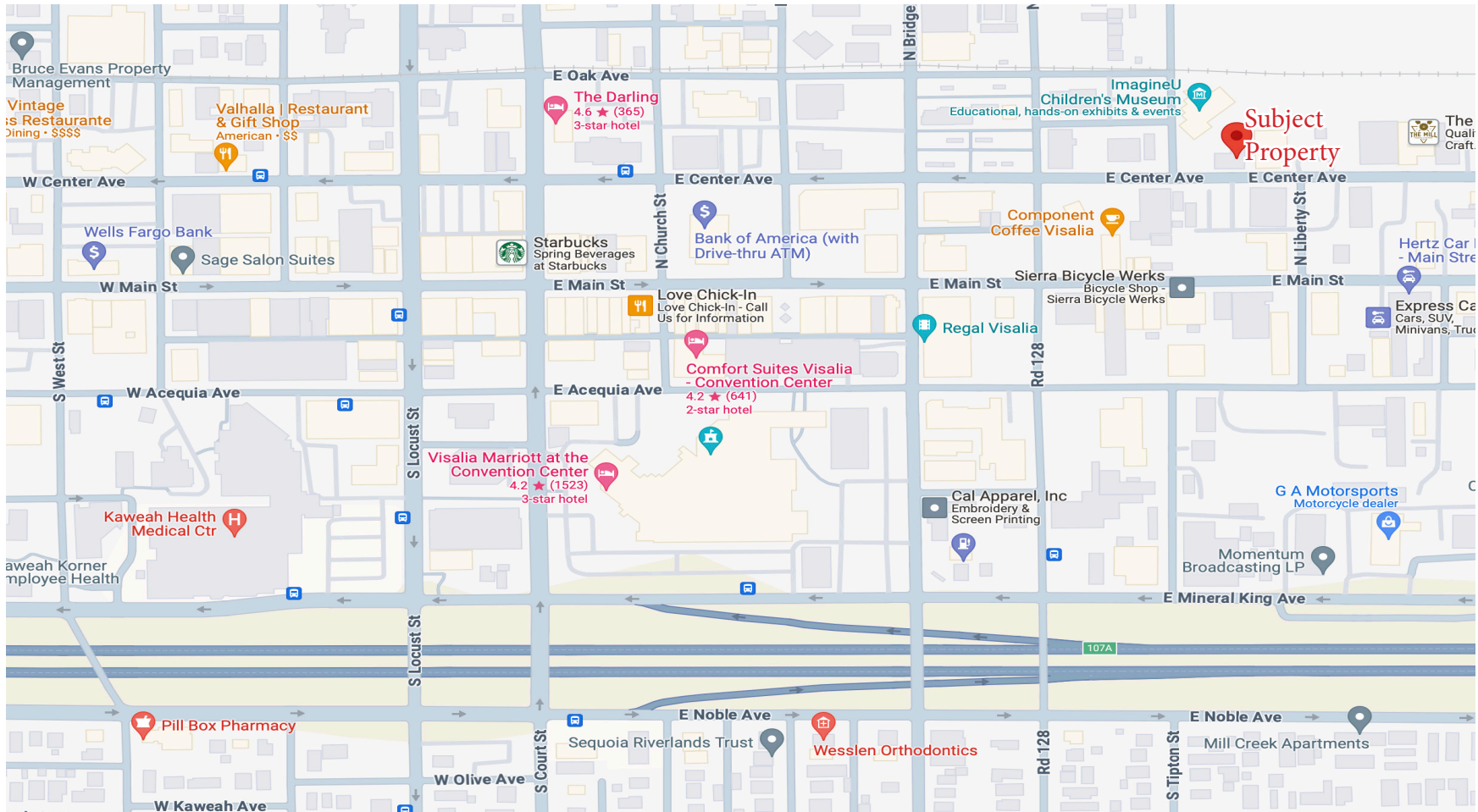
SITE PLAN

608 E. CENTER ST.
VISALIA, CALIFORNIA
APN 014-240-028

Scale: 1"=10'-0"



LOCATION MAP



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Property For Sale

PROPERTY LAYOUT



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PROPERTY PHOTOS



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