

165 W Cross St | Tulare, 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

Matt Graham  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)

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

## PROPERTY DETAILS

<b>Address:</b>	165 W Cross Ave
<b>APN:</b>	169-152-006
<b>Square Feet Available:</b>	7,600 +/- SF
<b>Lot Size:</b>	41,240 +/- SF
<b>Zoning</b>	Commercial
<b>Sales Price</b>	<b>\$978,443.11</b>

### Additional Comments:

Leased investment - Great opportunity to own an industrial properties in Tulare. The buildings is currently leased to the College of the Sequoias. Well maintained building and with gated, concrete parking lot. Well located in Tulare with easy 99 Freeway access via Cross Ave. Please call for further details.



**Contact Broker:**  
Matt Graham  
Lic# 01804235

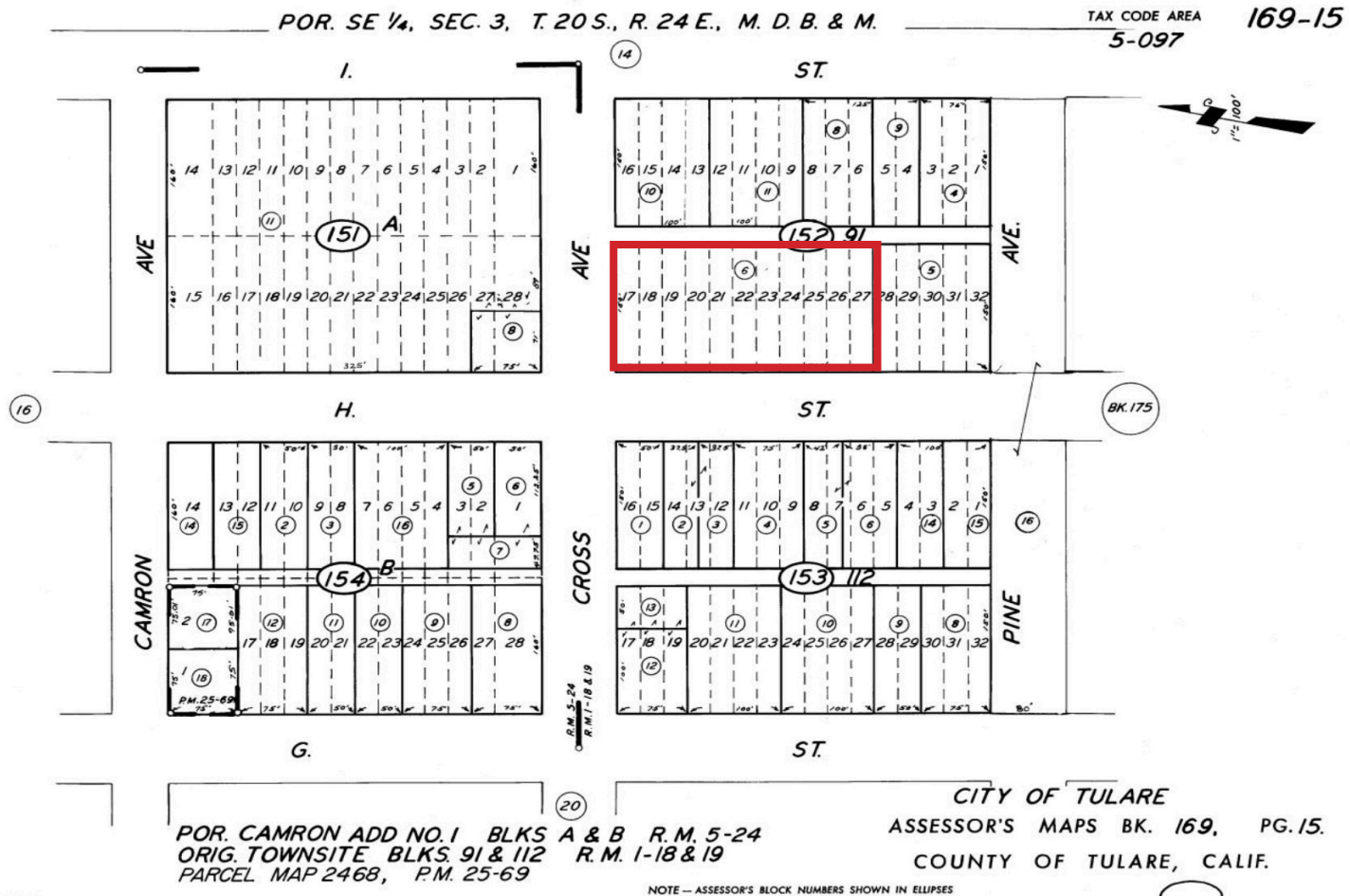
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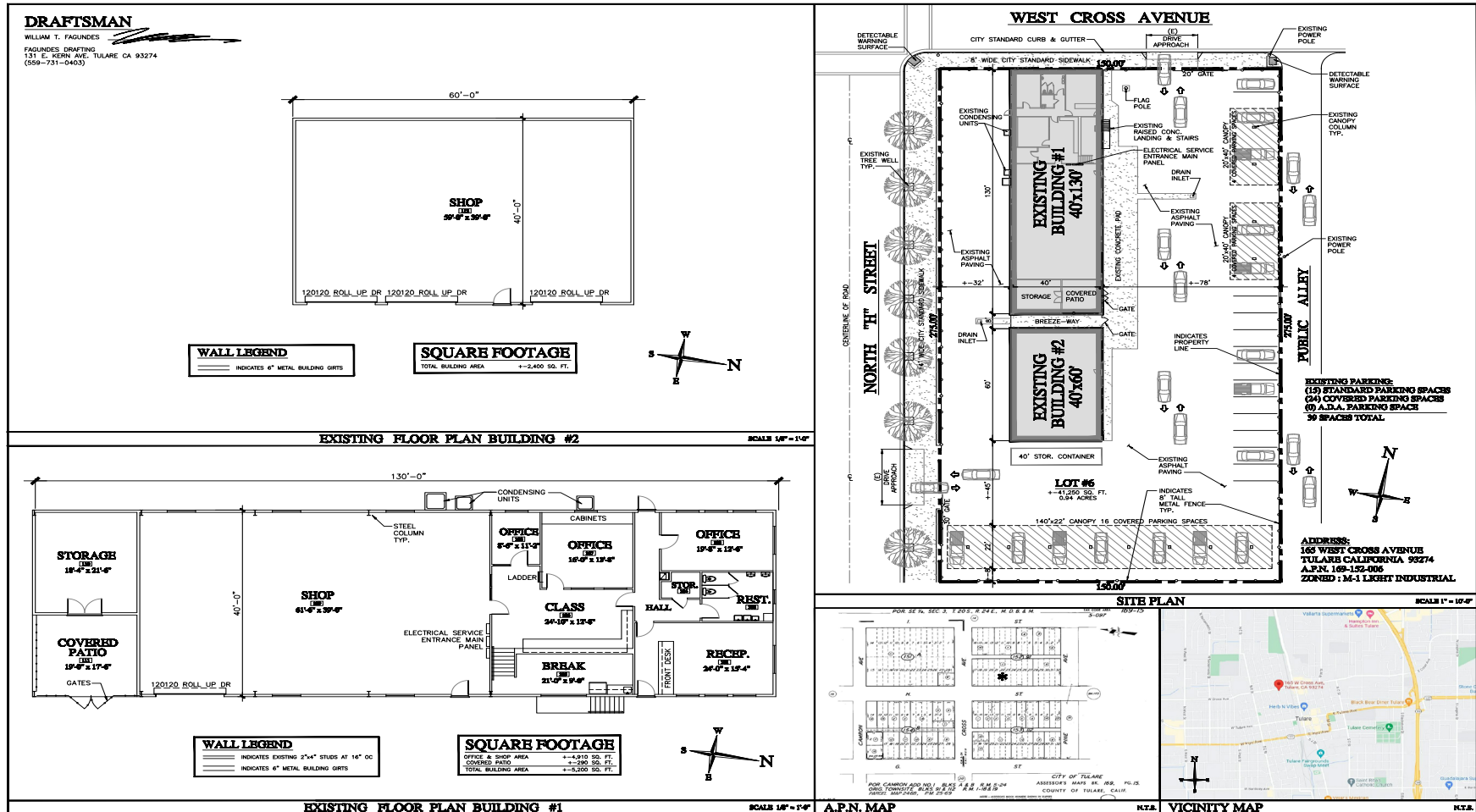
# TAX MAP

70  
71



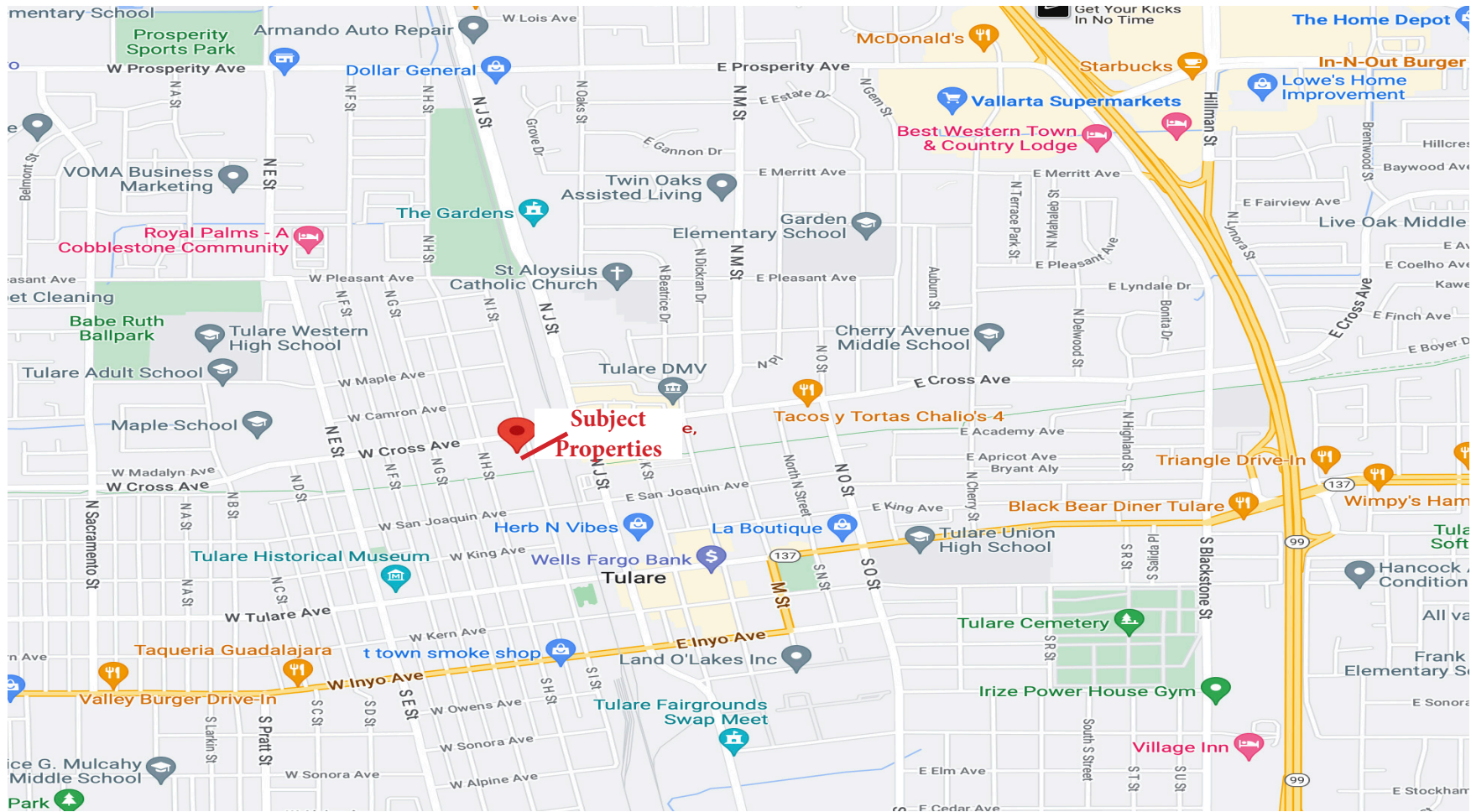
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# 165 W Cross Ave - SITE PLAN



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# LOCATION MAP



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## PROPERTY LAYOUT



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