

FOR SALE



**1549 Draper Street
Kingsburg, CA 93631**

**Prime Retail Property in
Historic Downtown Kingsburg**

+/- 10,480 SF

Contact for more information

559-448-1500

Derek Feramisco
derek@rccommercial.net
DRE# 01427540



575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

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1549 Draper Street - Kingsburg

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT DEREK FERAMISCO FOR MORE DETAILS.



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Property Description:

RC Commercial is excited to present 1549 Draper Street for sale, a prime property located in Historic Downtown Kingsburg, CA. Spanning approximately 10,480 SF, this building is home to three established tenants and features nearly 100 feet of frontage along bustling Draper Street.

Downtown Kingsburg is known for its unique blend of Swedish heritage, charming architecture, and vibrant community atmosphere. Draper Street, the heart of the town, offers visitors a delightful mix of local shops, cafes, and restaurants, all steeped in the town's rich cultural history.

This property presents an exceptional opportunity for both owner/users and investors. With its central location on one of the area's most desirable streets, properties like this rarely come available. Don't miss your chance to own a piece of Kingsburg's historic downtown—this listing is priced to sell and won't last long!

Asking Price: ~~\$1,850,000~~ \$1,450,000

- APN# - 396-072-09
- Lot Size – 13,800 SF
- Building Square Feet ~ 10,480 SF
- Brick and Concrete block construction with a Barrel roof
- Improvements Include: Silicone seal of the roof in 2023, new electrical panel upgrade (in progress), extensive tenant improvements for the Wine Bar including ADA restrooms and new HVAC, new electrical and HVAC for the Salon in 2020, new storefront and entry for the Wine Bar.
- Grants Available: Each storefront is eligible for a grant from the city for up to \$10,000 for a façade upgrade



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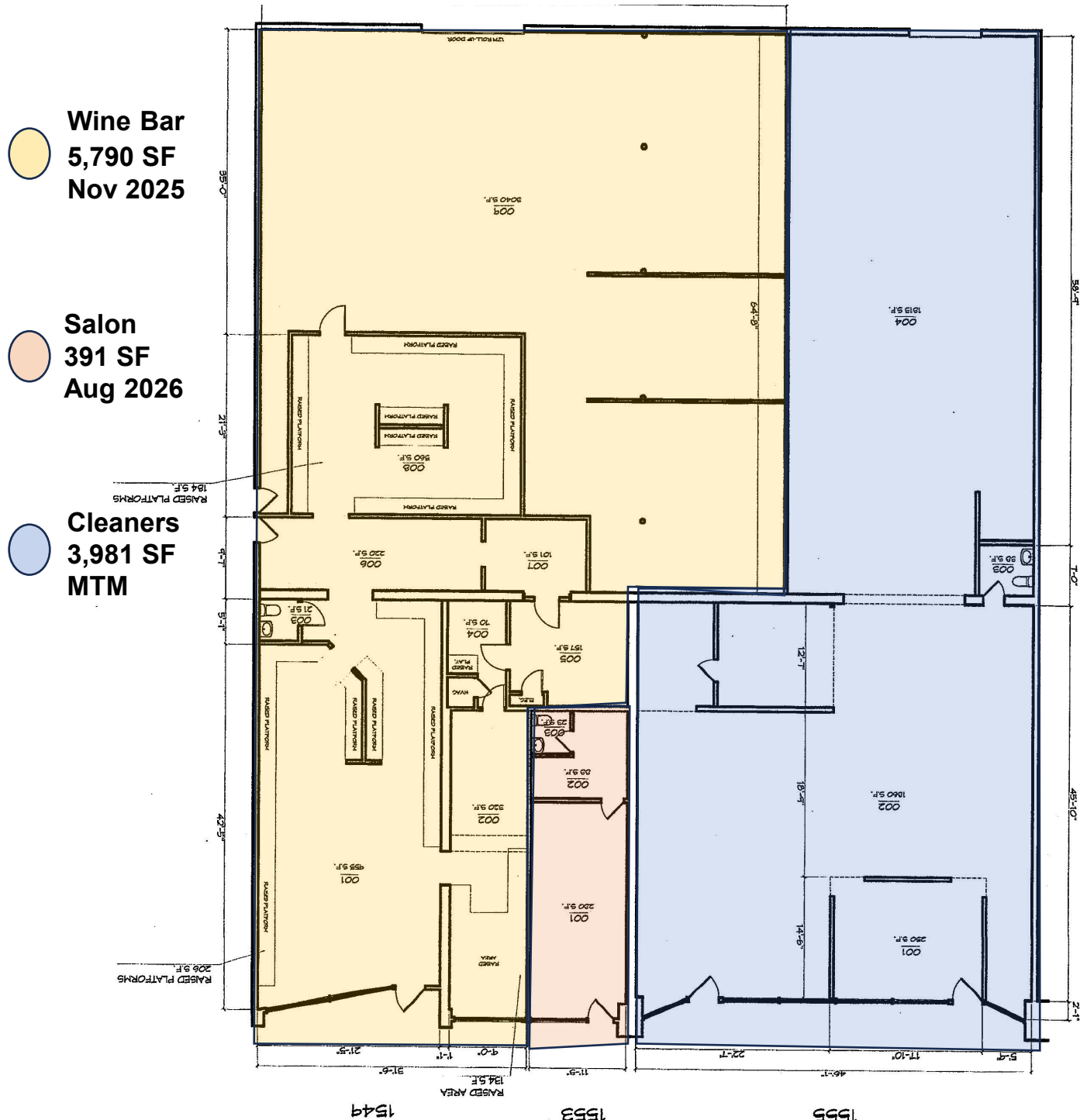


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Floor Plan



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