



649 S County Center Dr | 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

Matt Graham  
Lic# 01804235  
www.mdgre.com

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



## PROPERTY DETAILS

**Address:** 649 S. County Center Drive | Visalia, CA

**APN:** 095-010-063

**Building Size:** 21,482 +/- Sq. Ft.

**Lot Size:** 2.18 +/- Acres

**Zoning** CSO

**Minimun Bid Price:** \$5,950,000.00



### Additional Comments:

Well-maintained single story office building in a professionally managed shopping center, Visalia Marketplace. Currently used as an educational facility, it would be ideal for a variety of uses. Ample parking surrounding the building. Extremely well located off of W Noble Ave with direct access to Highway 198. Please call for further details.



**Contact Broker:**

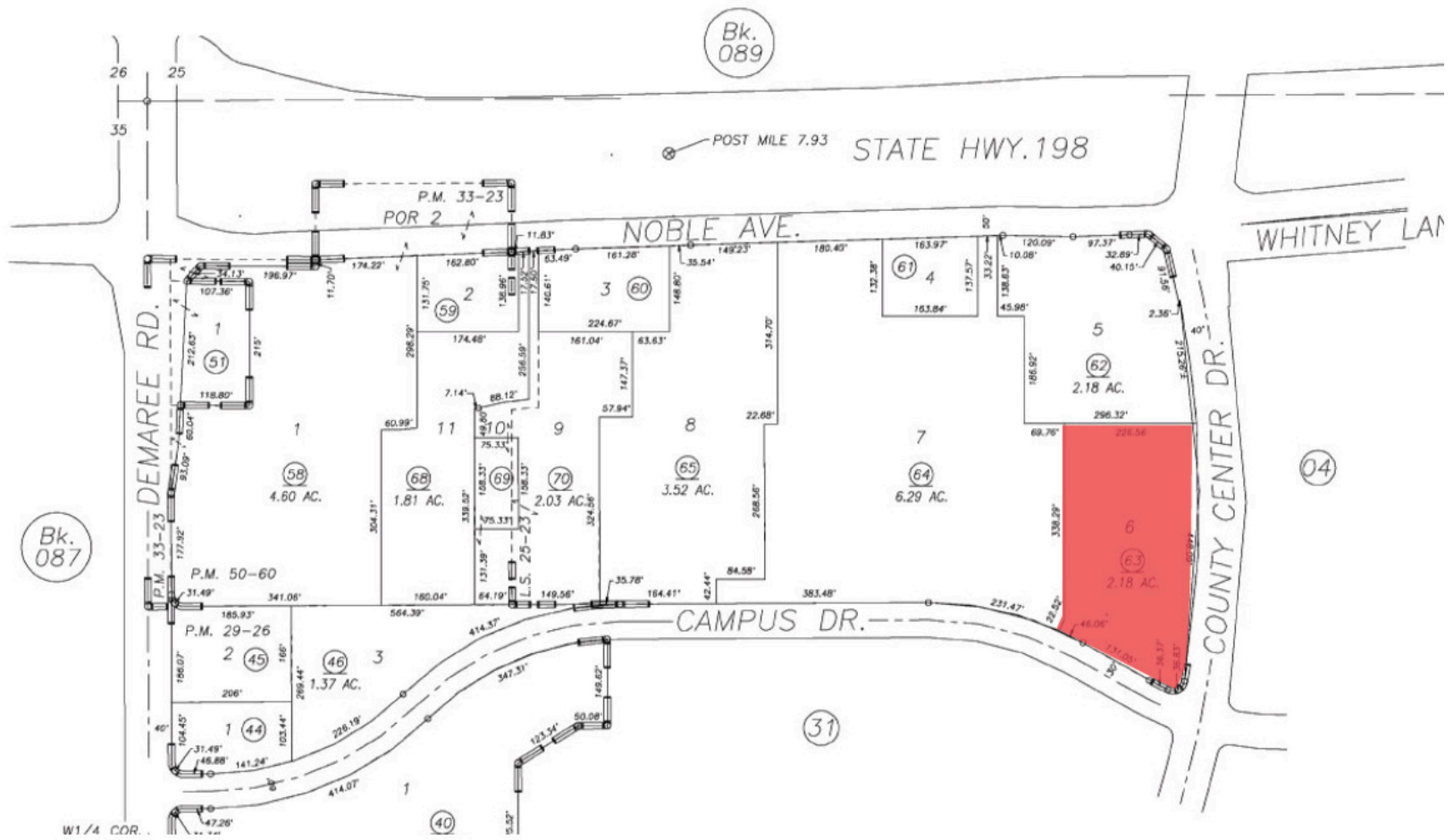
Matt Graham  
Lic# 01804235

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

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020

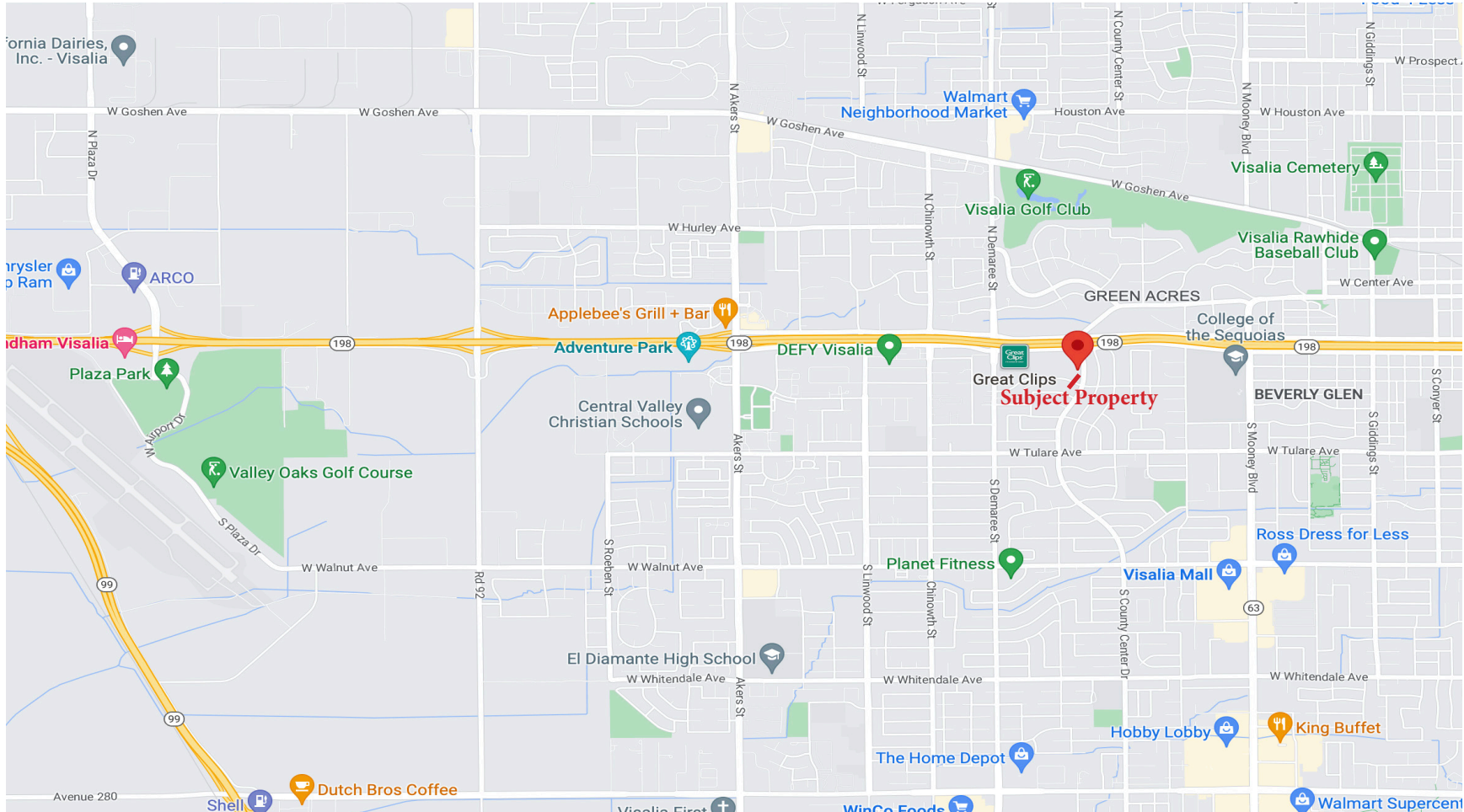
PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

# PARCEL MAP



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.

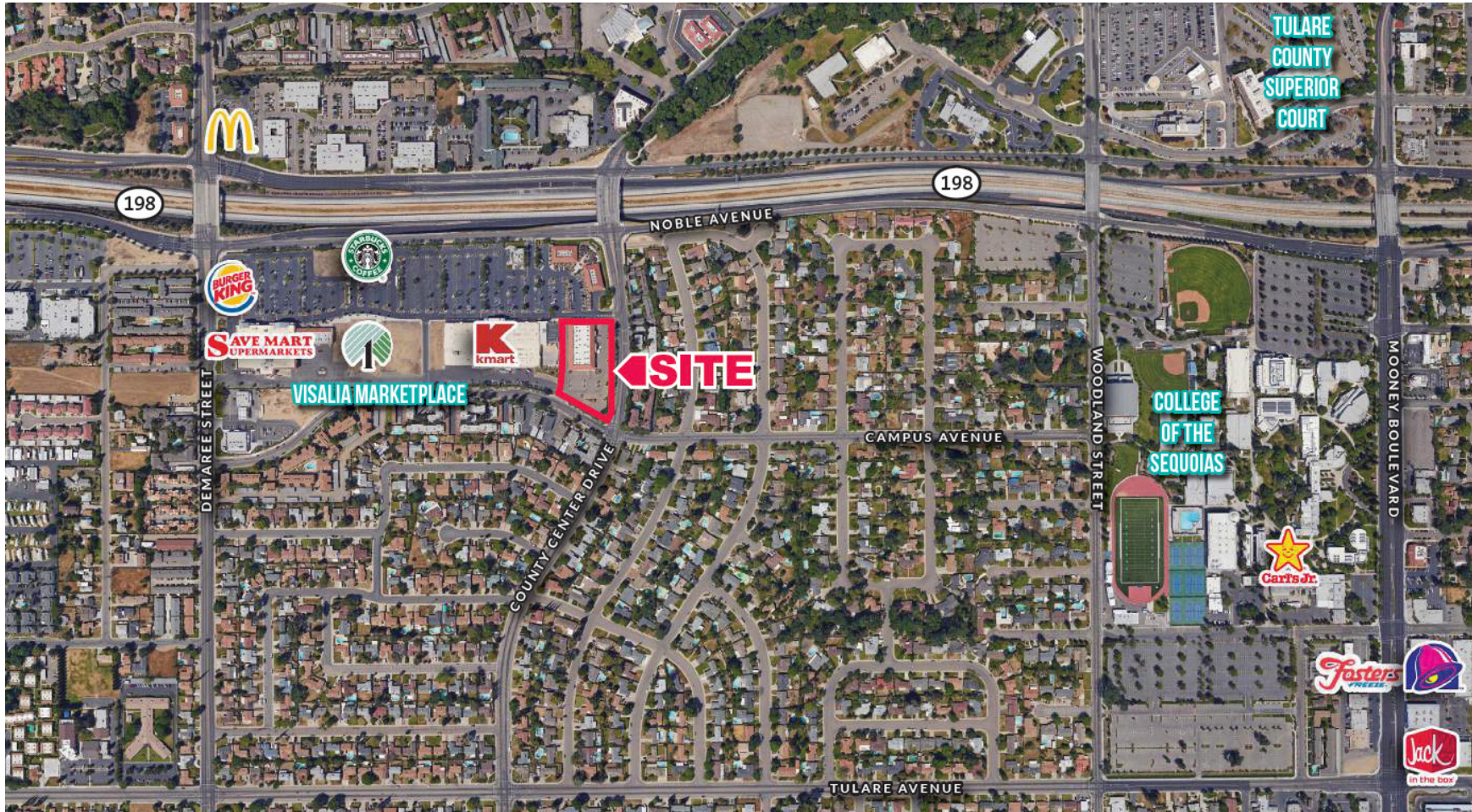
# LOCATION MAP



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 LAYOUT



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



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



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.