



3120 S Mooney Blvd | 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

Joe Silva
Lic # 01225765
559.901.3616
joesilva@mdgre.com

PROPERTY DETAILS

| | |
|---------------------|----------------------------------------------------------|
| Address: | 3120 S Mooney Blvd Visalia, CA |
| Legal: | 122-312-036 |
| Size: | 2,823 +/- Sq. Ft. Building 10,040 +/- Sq. Ft. Lot |
| Zoning: | C-MU Commercial Mixed Use |
| Sales Price: | \$1,050,000.00 (Owner Financing Available) |

Additional Comments:

Owner Financing Available! Presenting a prime retail opportunity right on desirable Mooney Blvd - A standout property in a flourishing commercial zone. Currently used as a stereo showroom/shop, but the property's C-MU zoning ensures suitability for diverse commercial uses, making it ideal for businesses seeking a prominent Visalia location. What an opportunity to invest in a property with significant potential for retail development or business expansion in a dynamic commercial district of Visalia.

No Minimum Parking Restriction (Assembly Bill 2097 (AB 2097) is a California law that prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop.)

Please inquire regarding permitted uses/potential CUP permitted uses.



Contact Broker:

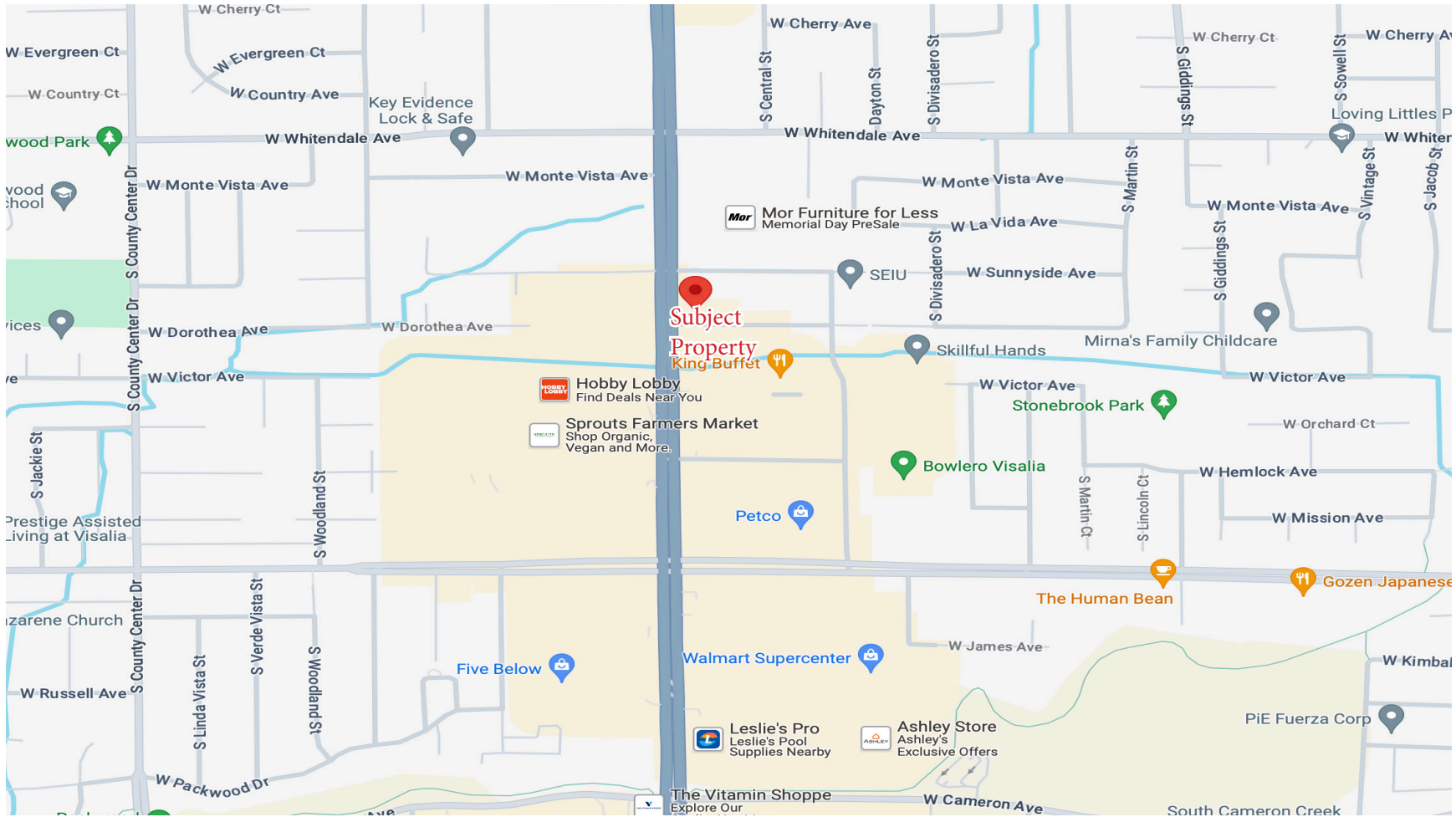
Matt Graham
Lic# 01804235

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LOCATION MAP



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PROPERTY AERIAL



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PROPERTY PHOTOS



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