



119 S Locust Street | 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

PROPERTY DETAILS

Address:	119 S Locust Street Visalia, CA
APN:	594-326-010
Parcel Size:	3,484 +/- Sq. Ft.
Building Size:	8,682 +/- Sq. Ft. Total Building Size 3,215 +/- Sq. Ft. 2nd Floor 3,215 +/- Sq. Ft. Office 2,252 +/- Sq. ft. Basement
Zoning:	CBD
Sales Price:	\$1,990,000.00

Additional Comments:

Unique opportunity to acquire an updated, partially leased medical office building in downtown Visalia right across the street from Kaweah Delta Healthcare. The two-story building offers large first and second floor office spaces and a finished basement with elevator service. The property also includes thirteen designated parking spaces. Please call for further details.

*Partially leased. 2nd floor is leased to Community Health Partners through May 31, 2026 (3 year term with 1 year remaining, and an option to extend).



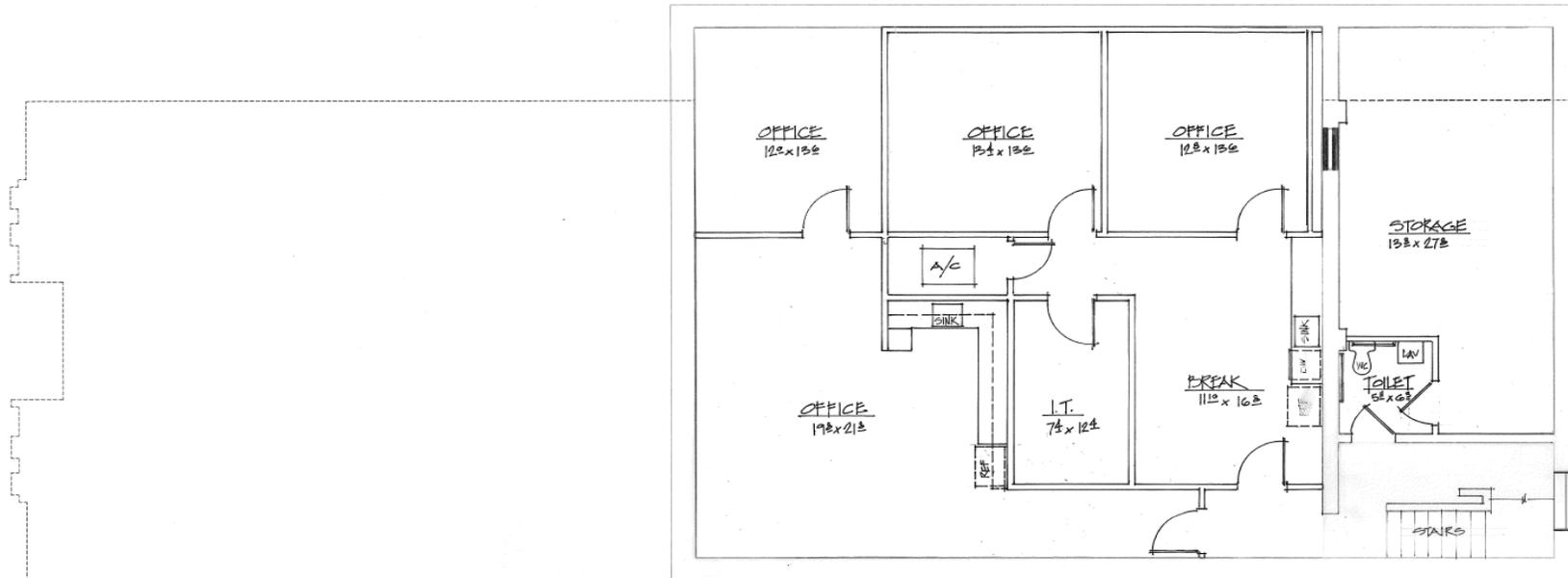
Contact Broker:
Matt Graham
Lic# 01804235

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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.

FLOOR PLAN - BASEMENT



GROSS BASEMENT AREA	2,252 SF
MINUS STAIR AREA	492 SF
NET BASEMENT AREA	1,760 SF
DIVIDED BY OCCUPANCY FACTOR	100 SF
NET OCCUPANTS	16.60 OCCUPANTS
MAX. OCCUPANT LOAD	16 OCCUPANTS
CUBICLE SIZE	5' X 5'

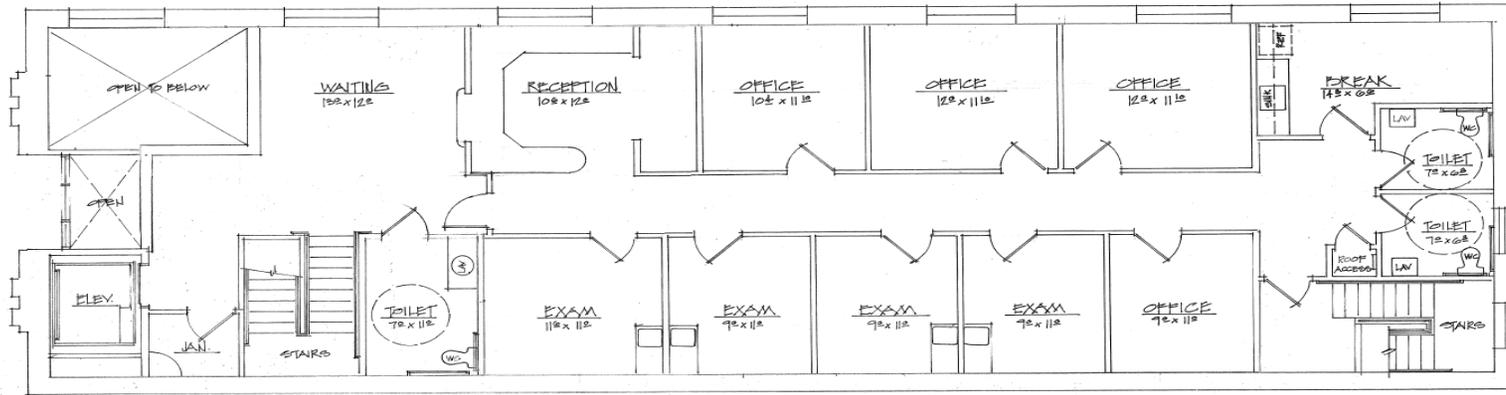
BASEMENT

BUILDING AREA: 2,252 SQ. FT.

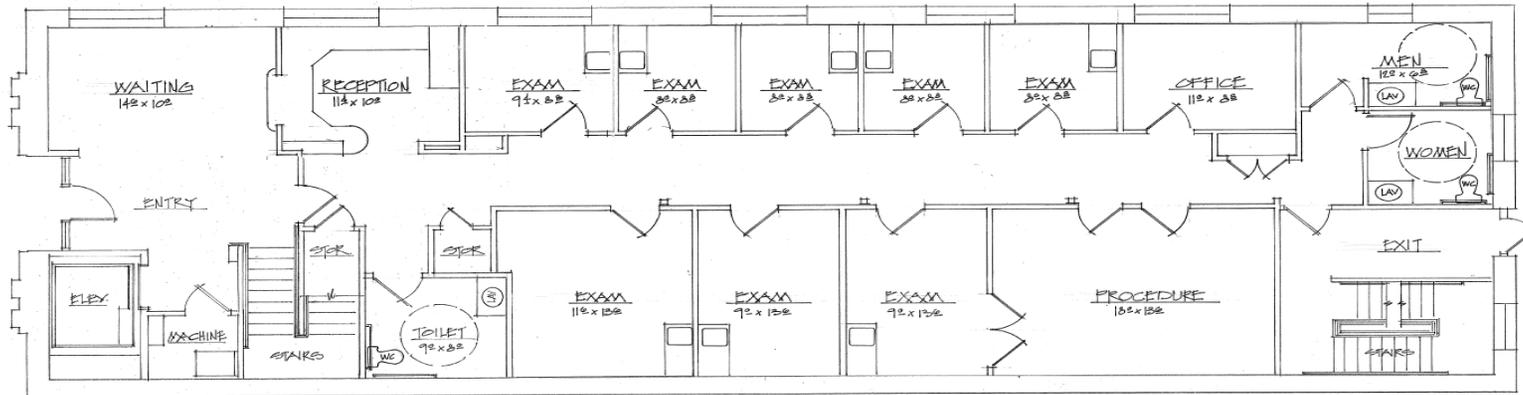
SCALE: 1/4"=1'-0"



FLOOR PLAN - GROUND FLOOR & 2nd FLOOR



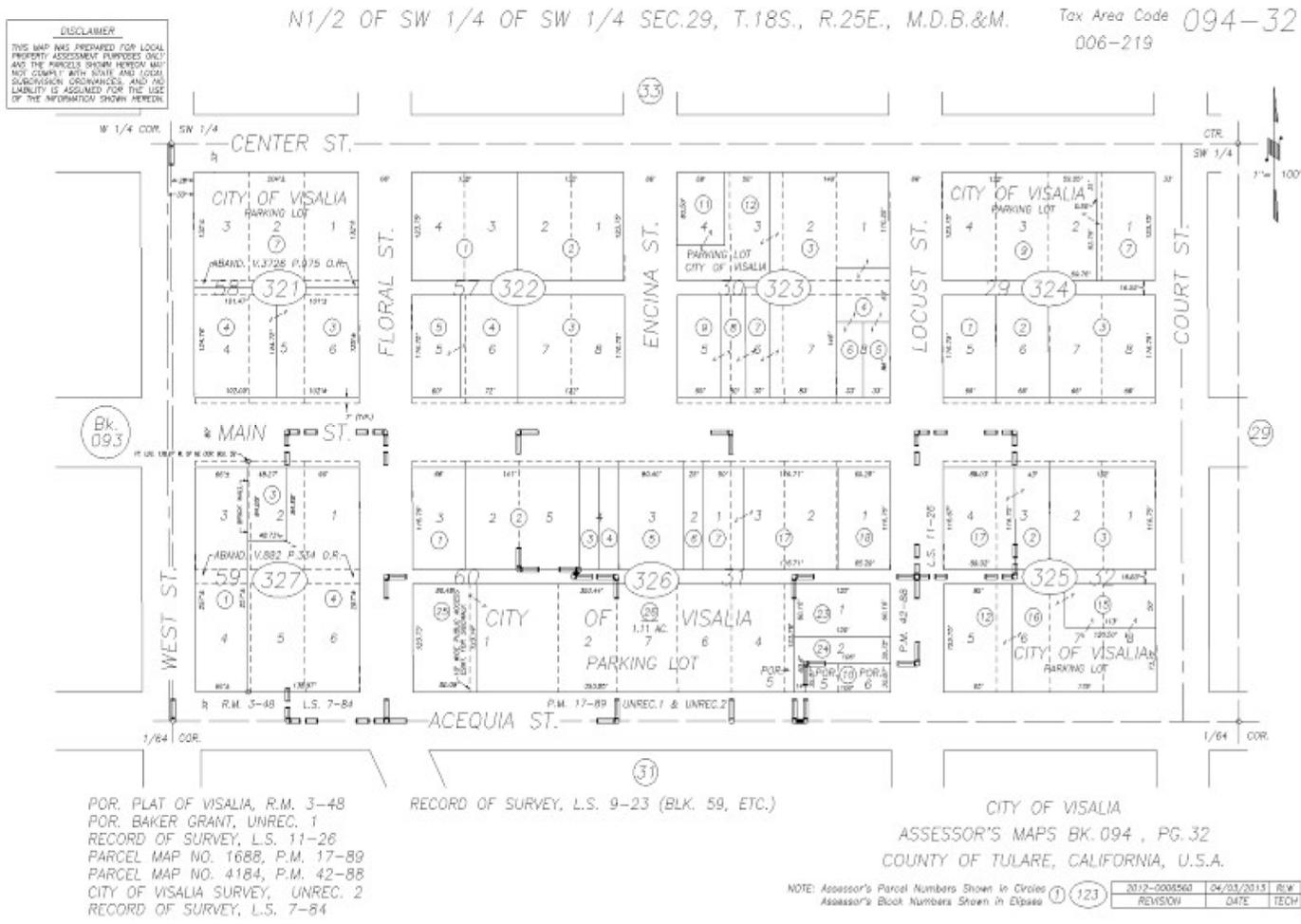
SECOND FLOOR 3,215 SQ. FT. : BUILDING AREA



GROUND FLOOR 3,215 SQ. FT. : BUILDING AREA

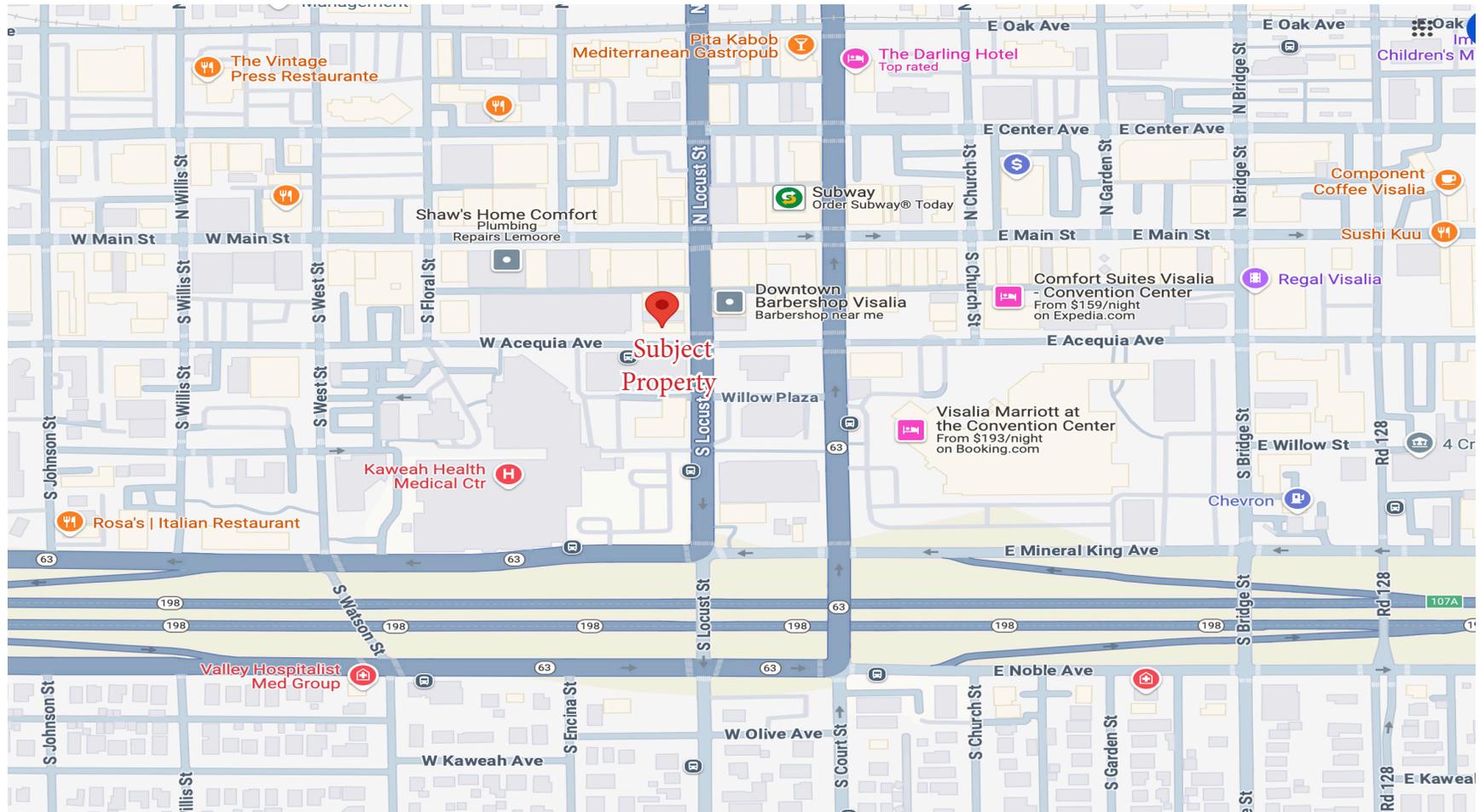


TAX MAP



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LOCATION MAP



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AERIAL MAP



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PROPERTY PHOTOS



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PROPERTY PHOTOS

