



Cannabis Allowed Open Lot | Woodlake, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | & ASSOCIATES

Joe Silva
Lic# 01225765
www.mdgre.com

to learn more, visit: www.mdgre.com

PROPERTY DETAILS

Address: Ave 342 & Acacia St | Woodlake, CA

APN: 060-240-009

Zoning: M-1 - Cannabis Use Allowed

Total Lot Size: 30,000 +/- Sq. Ft.

Sales Price: \$195,000.00

Additional Comments:

Cannabis Allowed via City application/permit. This is an excellent opportunity to own a 30,000 sq.ft industrial lot located in Woodlake, CA. The City of Woodlake is a Cannabis friendly city and this location would accommodate distribution, manufacturing, testing, transportation and cultivation indoor or mixed light. City utility services available.

Disclosure: The Cell tower and its lease will not be part of this purchase. The fenced area that is directly around the Cell tower premises is part of a perpetual easement and its legal description will be provided upon request.



Contact Broker:

Matt Graham
Lic# 01804235

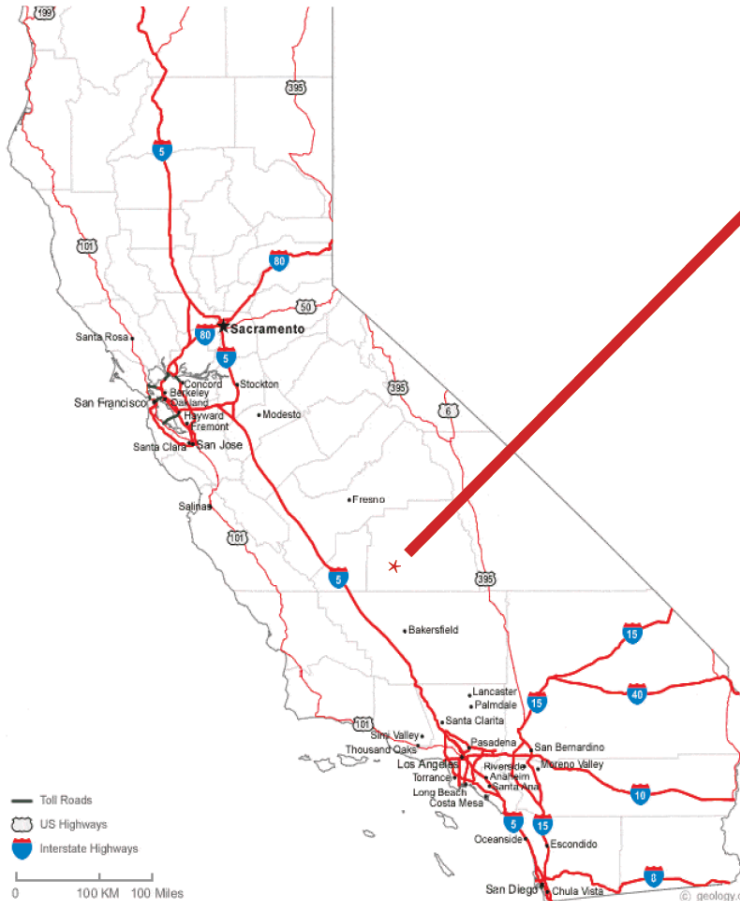
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CITY OF WOODLAKE

WOODLAKE, CALIFORNIA

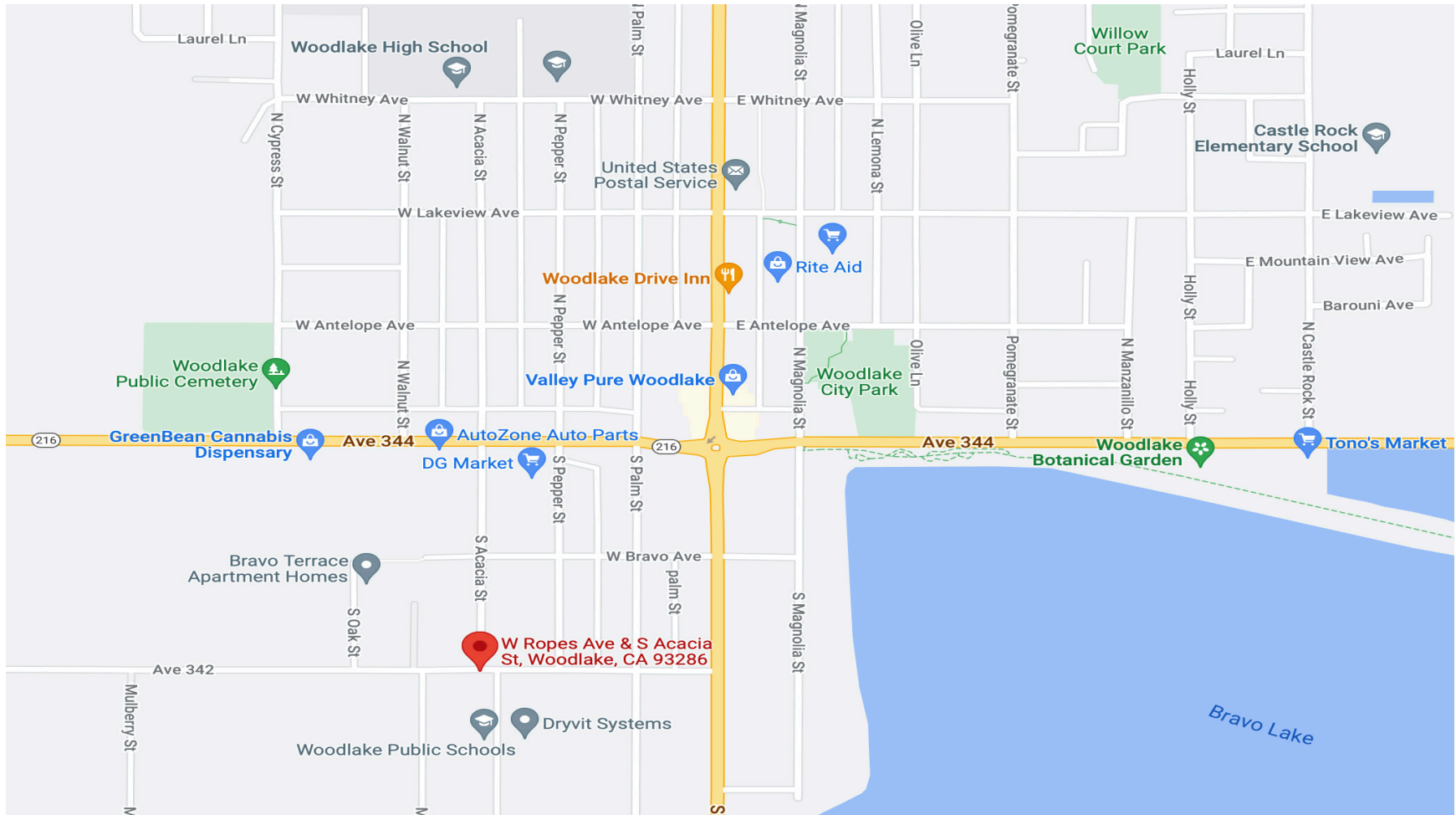
Woodlake is located in the San Joaquin Valley of Central California. The city is attractively nestled among citrus and olive orchards at the base of the foothills of the mighty Sierra Nevada mountains. The City is a short drive from Sequoia National Park, famous for its massive Sequoia trees, soaring granite peaks and beautiful mountain meadows. Close by, Woodlake enjoys the amenities of Lake Kaweah and the Kaweah and St. John's Rivers. Bravo Lake, an irrigation facility situated within the city limits, provides birdwatching and walking opportunities.



DISTANCE TO MAJOR CITIES

- Fresno -- 51 miles
- Visalia -- 17 miles
- Bakersfield -- 75 miles
- Yosemite National Park -- 112 miles
- Central Coast -- 150 miles
- San Jose -- 171 miles
- Sacramento -- 191 miles
- Los Angeles -- 200 miles
- San Francisco -- 236 miles

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



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