



413 North I Street | Tulare, 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: 413 North I St

APN: 169-152-009

Square Feet Available: 1,800 +/- SF

Lot Size: 7,595 +/- SF

Zoning Commercial

Sales Price **\$349,000.00**

Additional Comments:

Leased investment - Great opportunity to own an industrial properties in Tulare. The building is currently leased to the College of the Sequoias with lease expiration December 2024, providing potential owner user opportunity or continued leased investment opportunity once another tenant is in place. Well maintained buildings and with gated, concrete parking lots. Well located in Tulare with easy 99 Freeway access via Cross Ave. Please call for further details.



Contact Broker:

Matt Graham
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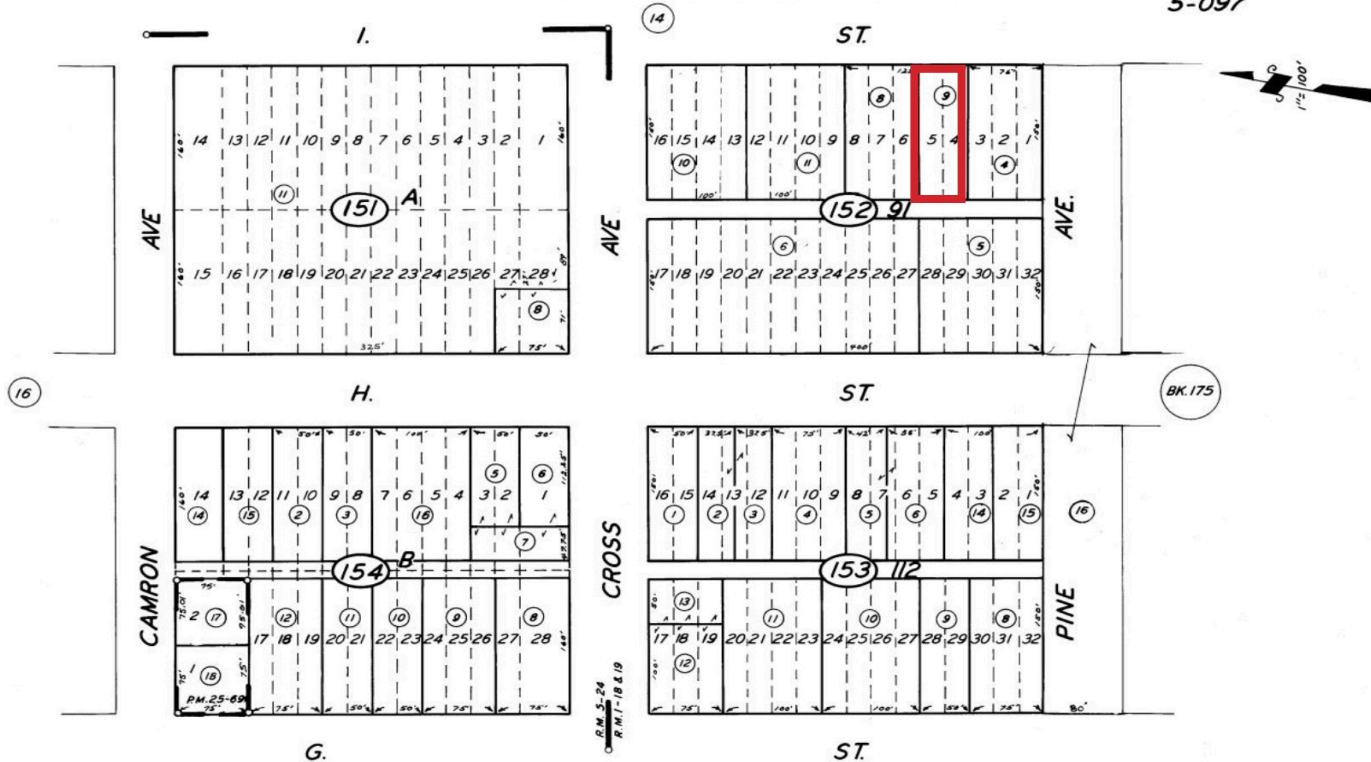
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TAX MAP

70
71

POR. SE 1/4, SEC. 3, T. 20 S., R. 24 E., M. D. B. & M.

TAX CODE AREA 169-15
5-097

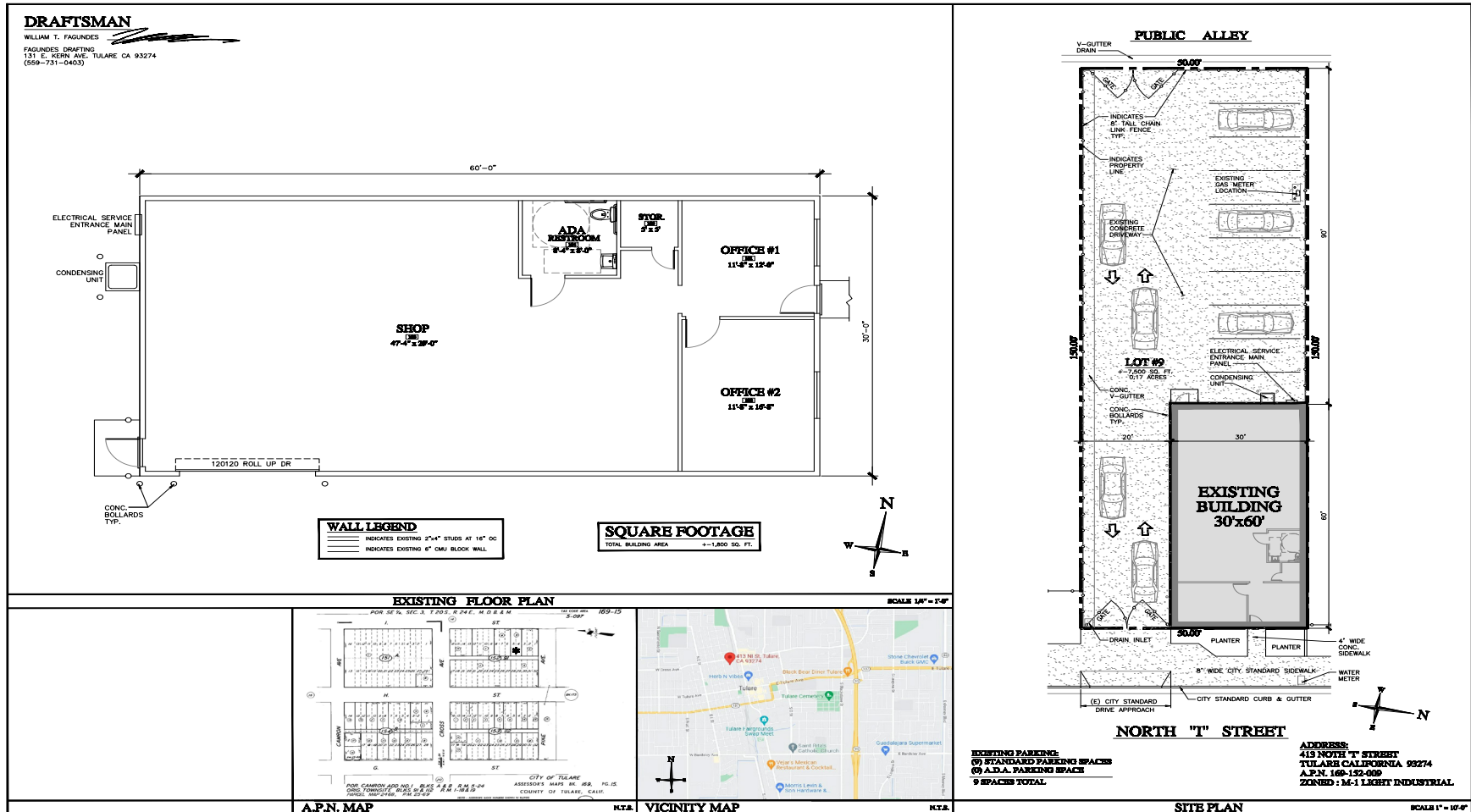


POR. CAMRON ADD NO. 1 BLKS A & B R.M. 5-24
 ORIG. TOWNSITE BLKS. 91 & 112 R.M. 1-18 & 19
 PARCEL MAP 2468, P.M. 25-69

CITY OF TULARE
 ASSESSOR'S MAPS BK. 169, PG. 15.
 COUNTY OF TULARE, CALIF.

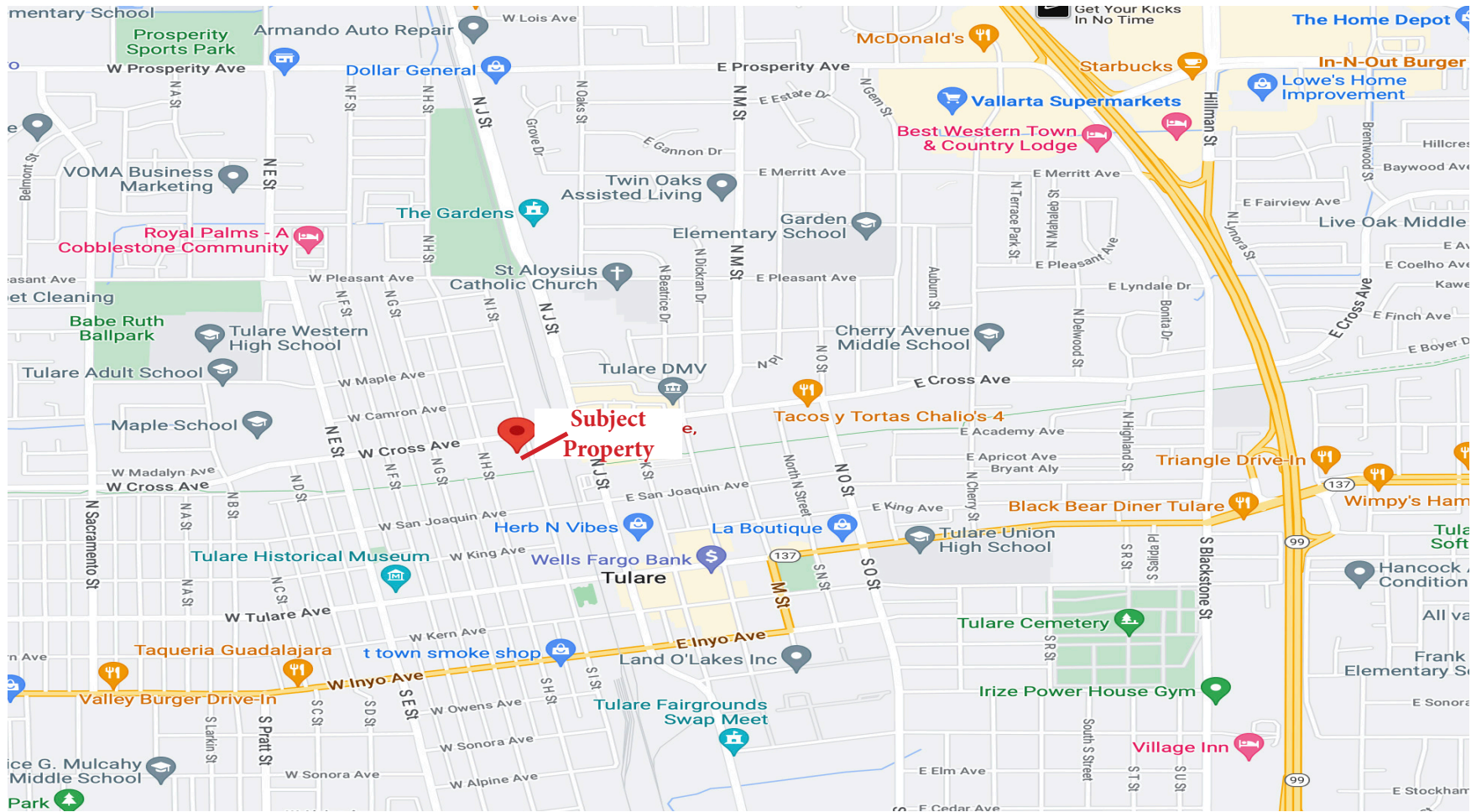
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

413 North I St - SITE PLAN



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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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