



Two-Story Office Building Available **For Sale**

314 N. Main Street
Porterville, California

A ±7,324 square foot, fully-leased investment opportunity available located on North Main Avenue, just south of West Morton Avenue in Porterville, California. The Property is currently leased thru April, 2027. The property can be delivered vacant or with lease in place. Current tenant does not plan on renewing their lease.

Accelerating success. _____

Purchase Price:

\$1,375,000
(\$185 PSF)

CONTACT US:

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Location

314 N. Main Avenue, Porterville, CA

Purchase Price

\$1,375,000 (\$185 PSF)

Building Size

±7,324 SF

Parcel Size

±10,340 SF

APN

253-207-101

Year Built

2001

Zoning

PO, City of Porterville

Parking

Ample parking on-site and street parking

Current Lease

Currently leased thru April 2027

Lease Payment

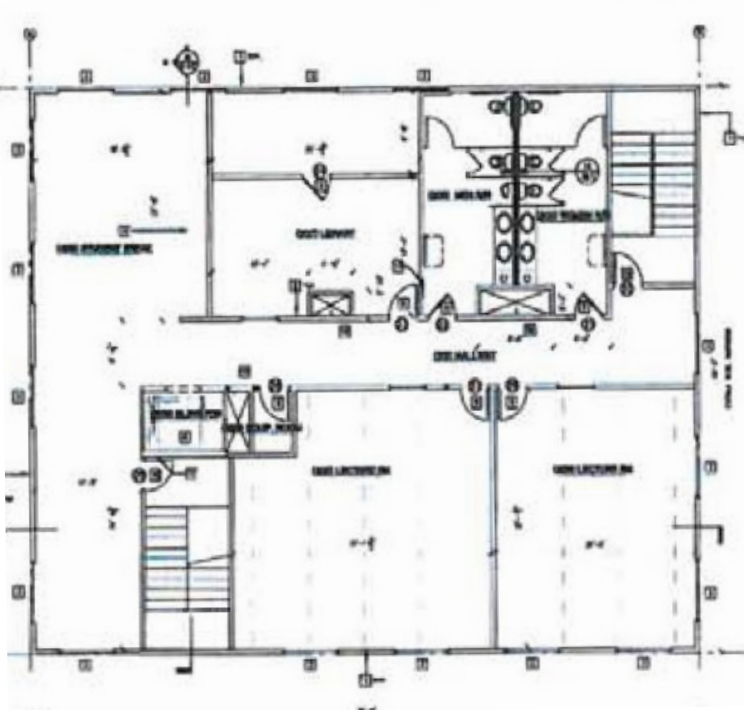
\$9,013 per month, NNN



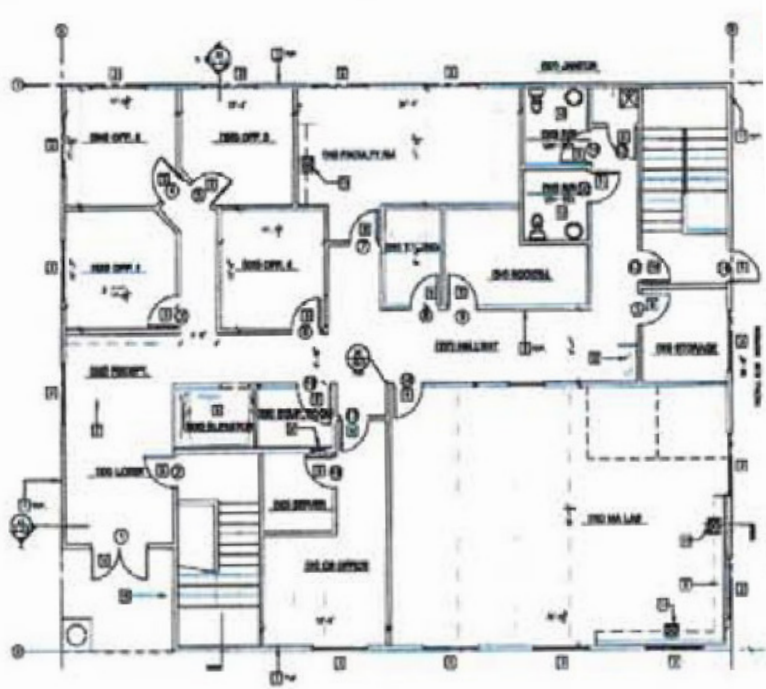
Property Summary

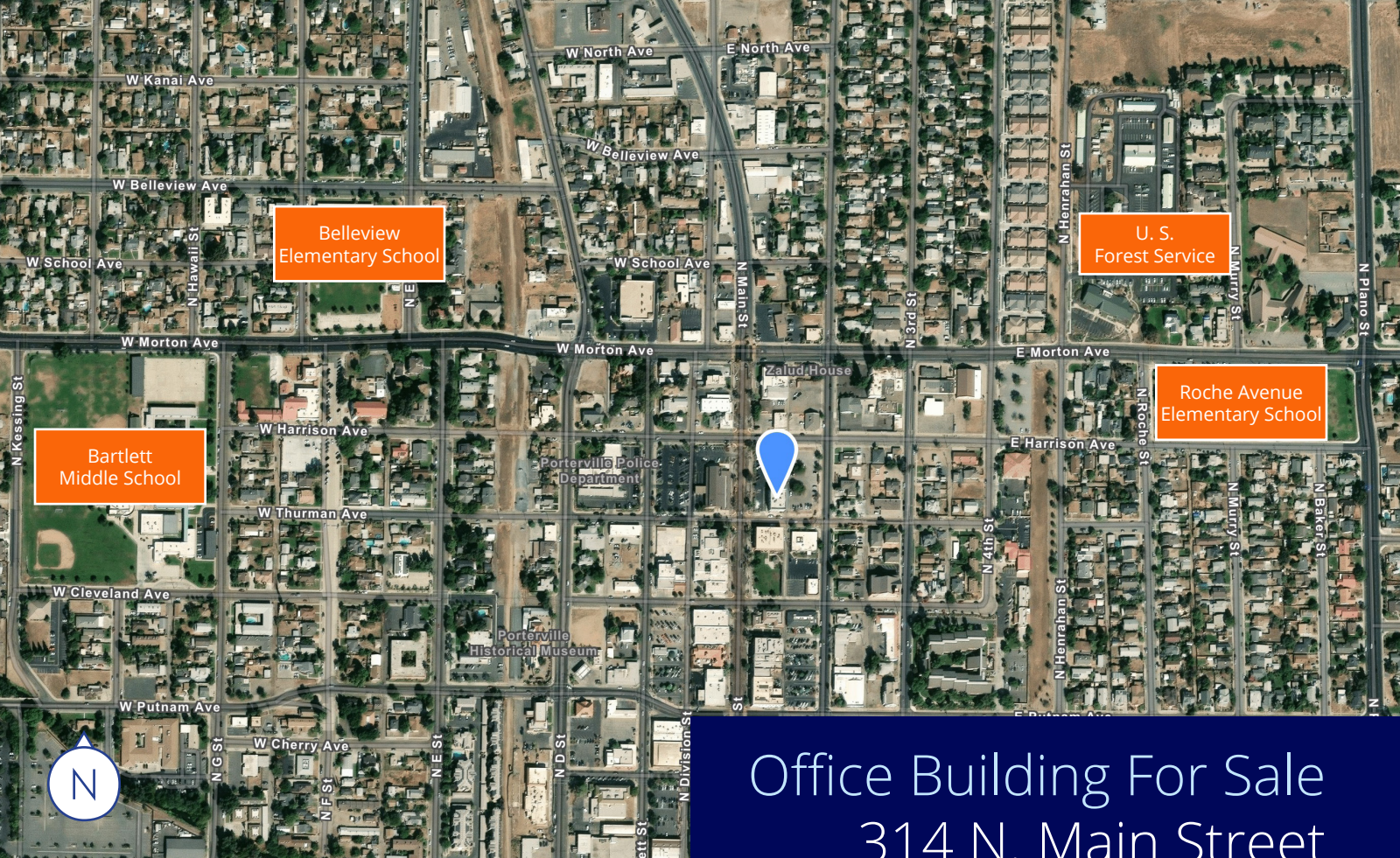
314 N. Main Street
Porterville, California

FIRST FLOOR



SECOND FLOOR





Office Building For Sale 314 N. Main Street Porterville, CA

Area Demographics Snapshot within a 3 mile radius



Population:
66,730



Walk Score:
86



Average HH Income:
\$80,146



Bike Score:
52



Daytime Population:
65,235



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