



OWNER FINANCING AVAILABLE!

2232-2238 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

Matt Graham
Lic# 01804235
www.mdgre.com

PROPERTY DETAILS

Address: 2232 - 2238 South Mooney Blvd | Visalia, CA

APN: 122-030-006

Building Size: 10,003 +/- Sq. Ft.

Lot Size: 27,000 +/- Sq. Ft.

Zoning CR

Sales Price \$1,795,000.00 *OWNER FINANCING AVAILABLE @ 5.5%*

Additional Comments:

Rare opportunity to own a primely located building on Mooney Blvd. The lot is centrally located on Mooney right across from the Visalia Mall, as well as near Kohl's and numerous other large retailers. Currently on the property is a retail building with large paved parking lot. Please call for further details.

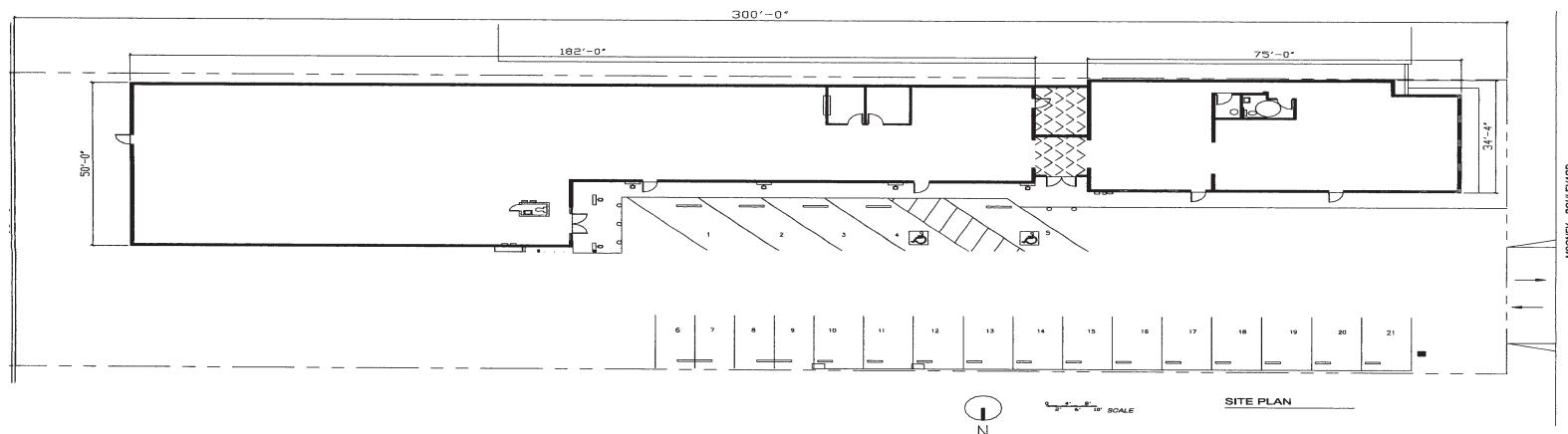


Contact Broker:
Matt Graham
Lic# 01804235

to learn more, visit: www.mdgre.com

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020

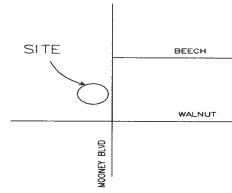
SITE PLAN



TENANT: BEDROOMS FOR LESS
THE MATTRESS STORE
OCCUPANCY CLASSIFICATION : M
OCCUPANCY LOAD : 335
NUMBER OF STORIES : 1
LOT AREA:
300' x 90' = 27,000 S.F.
FRONT BUILDING AREA = 2,516 S.F.
BACK BUILDING AREA = 7,240 S.F.
ADDITION AREA = 295 S.F.
TOTAL BUILDING AREA = 10,051 S.F.
BUILDING COVERAGE AREA = 37 %
PARKING PROVIDED : 21 SPACES
2 SPACES H.C.

LEGAL DESCRIPTION

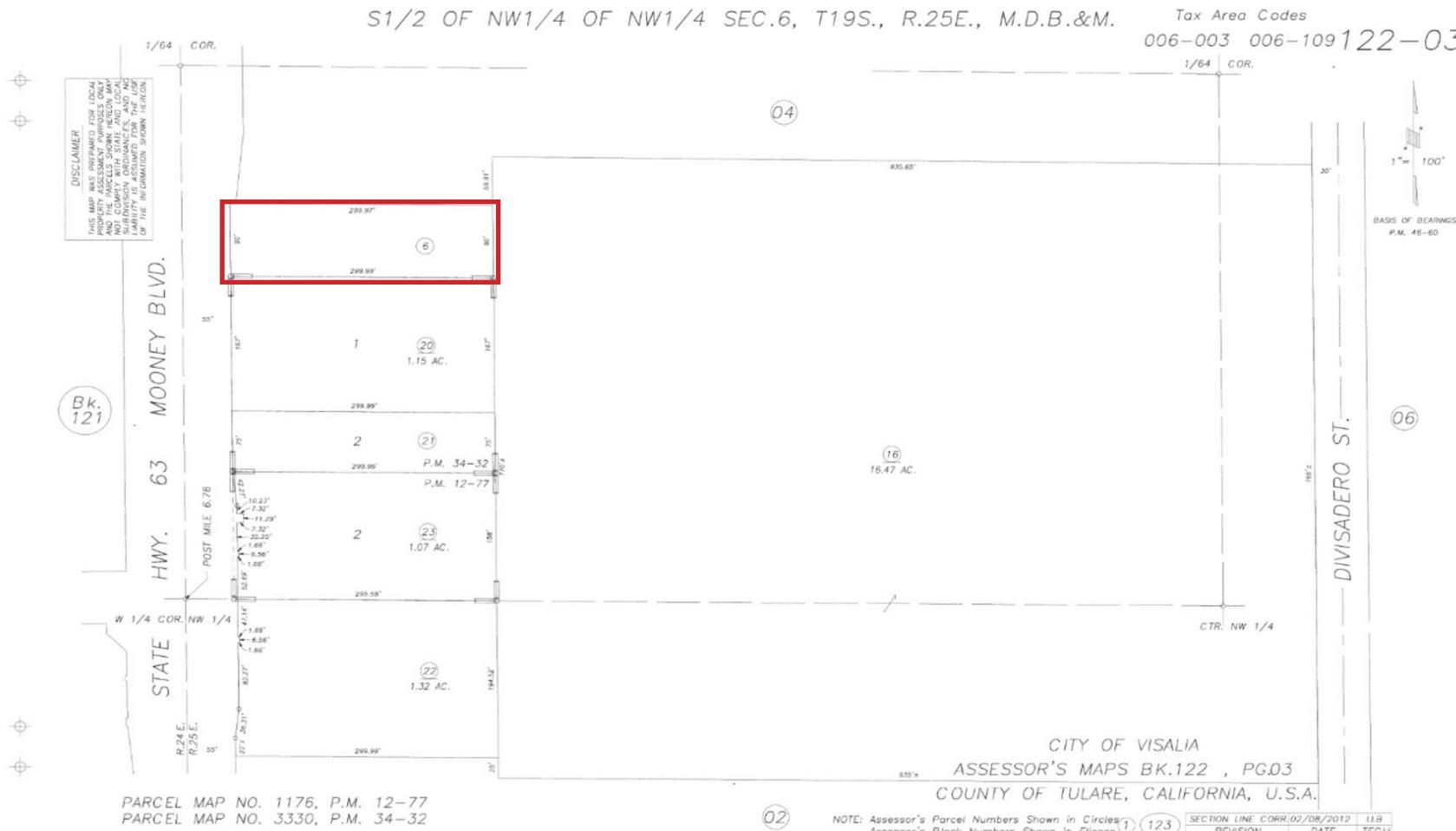
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, ACCORDING TO THE OFFICIAL PLOT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT



VICINITY MAP

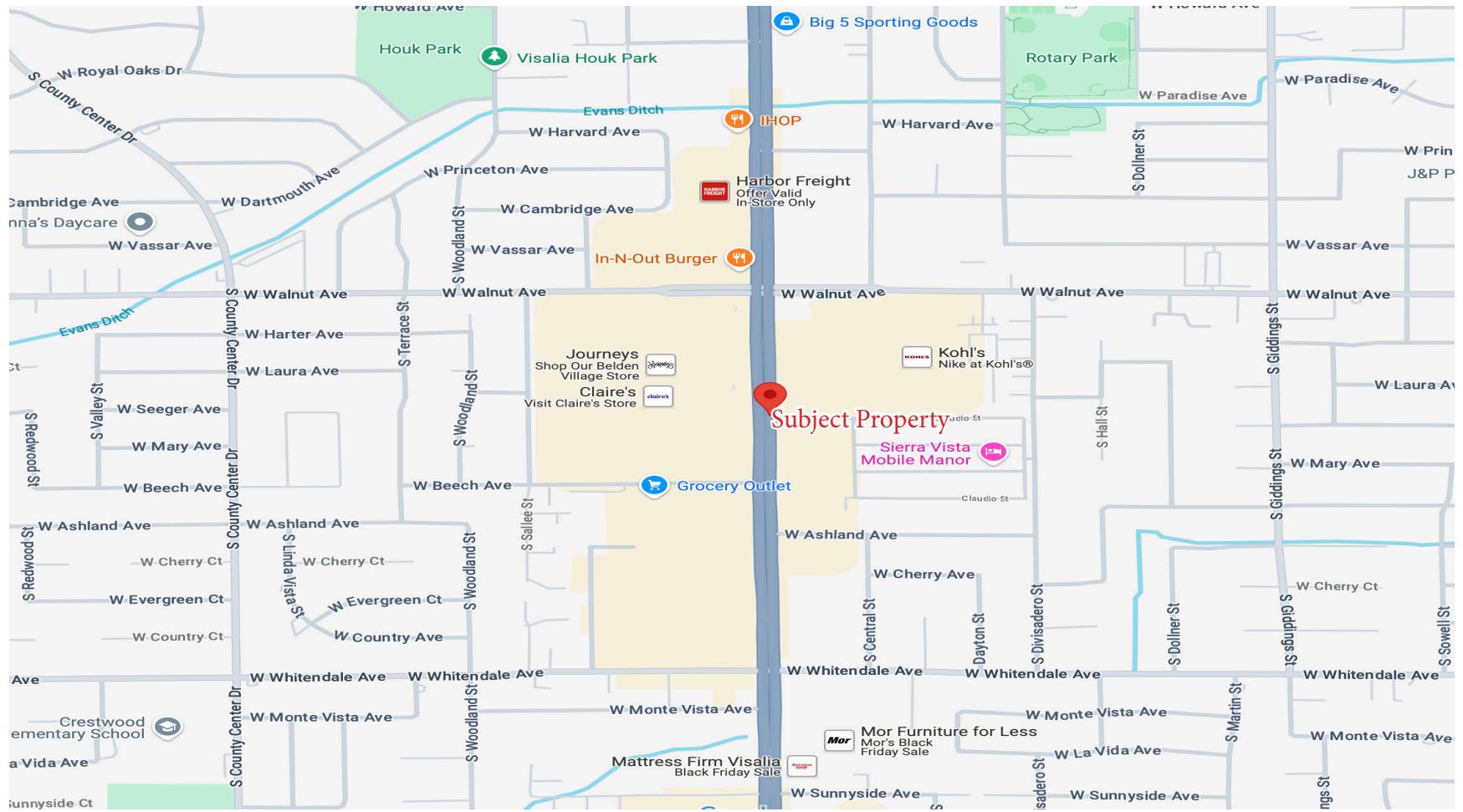
2234 S. MOONEY BLVD.
VISALIA, CA 93277
SITE PLAN

TAX 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.

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



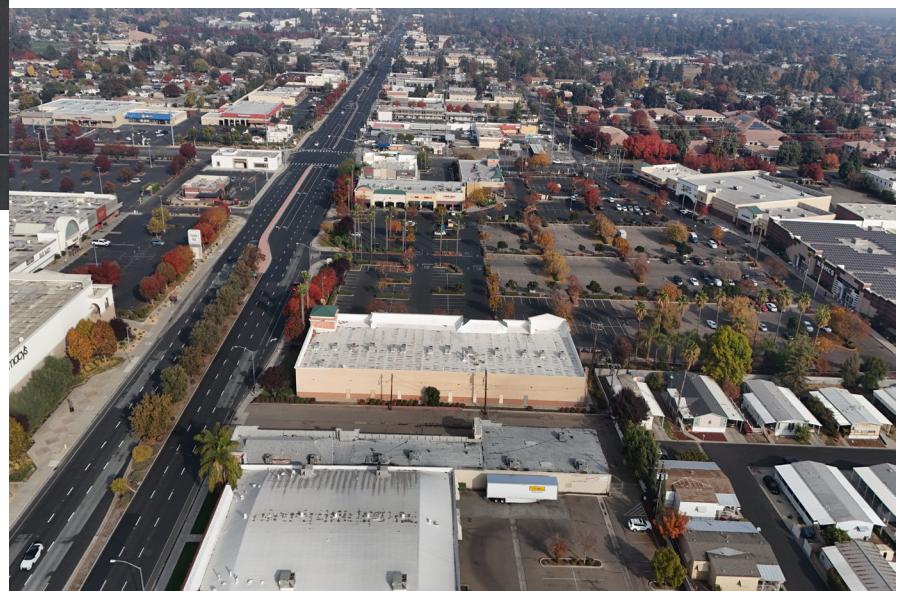
PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

2232-2238 S Mooney Blvd | Visalia, CA

GRAHAM | & ASSOCIATES

Property For Sale

PROPERTY PHOTOS



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.