



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**

Matt Graham
Lic# 01804235
www.mdgre.com

to learn more, visit: www.mdgre.com

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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 propety is a retail building with large paved parking lot. Please call for further details.



Contact Broker:

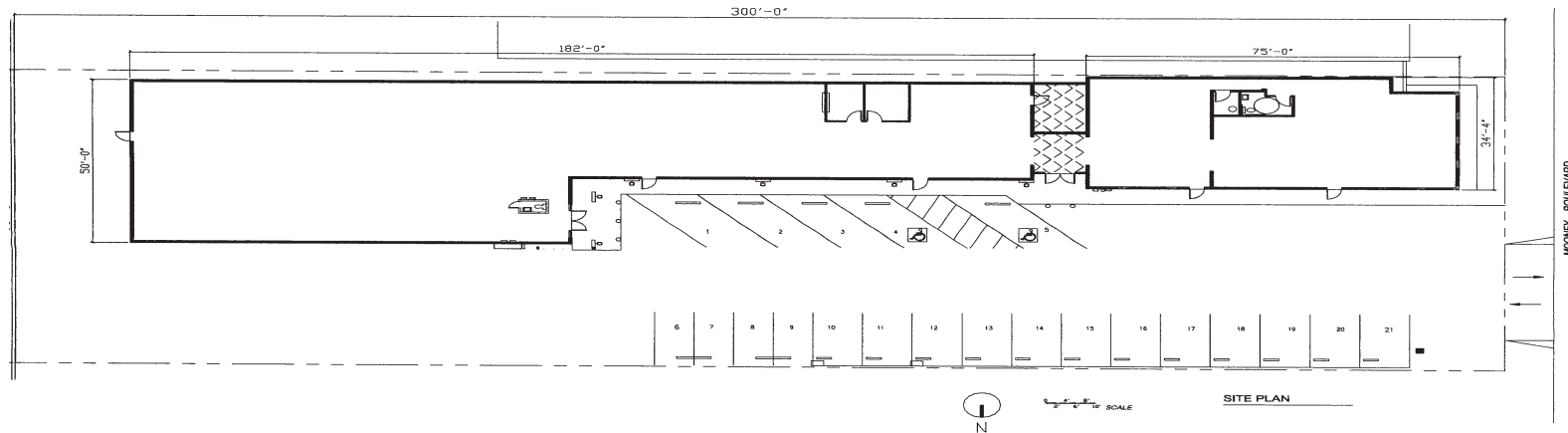
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SITE PLAN



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 ARE = 10,051 S.F.
BUILDING COVERAGE AREA = 37 %

PARKING PROVIDED : 21 SPACES
2 SPACES H.C.

BUILDING HEIGHT 21'

TYPE OF CONSTRUCTION : V - N

SPRINKLERED : NO

NO. OF REQUIRED EXITS : 4

USE CHANGE RESTAURANT TO RETAIL

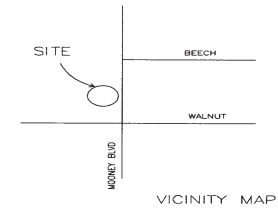
MEZZANINE : NO

HAZARDOUS MATERIAL STORED : NONE

USE : RETAIL

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



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

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES ONLY.
IT DOES NOT CONSTITUTE A WARRANTY,
NOT COMPLY WITH STATE AND LOCAL
REQUIREMENTS, OR PROVIDE ANY OTHER
LIABILITY IS ASSUMED FOR THE USE
OF THE INFORMATION SHOWN HEREON.

1/64 COR.
MOONEY BLVD.
HWY. 63
STATE
R.24 E.
R.25 E.
W 1/4 COR. NW 1/4

POST MILE 6.78

930.65'

1/64 COR.

1" = 100'

BASIS OF BEARINGS:
P.M. 45-60

04

06

1

2

2

(20)
1.15 AC.

(21)
P.M. 34-32
P.M. 12-77

(23)
1.07 AC.

(16)
16.47 AC.

(22)
1.32 AC.

CTR. NW 1/4

CITY OF VISALIA
ASSESSOR'S MAPS BK.122 , PG.03
COUNTY OF TULARE, CALIFORNIA, U.S.A.

PARCEL MAP NO. 1176, P.M. 12-77
PARCEL MAP NO. 3330, P.M. 34-32

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Circles

SECTION LINE CORR. 02/08/2012 L.I.B.
REVISION DATE TECH

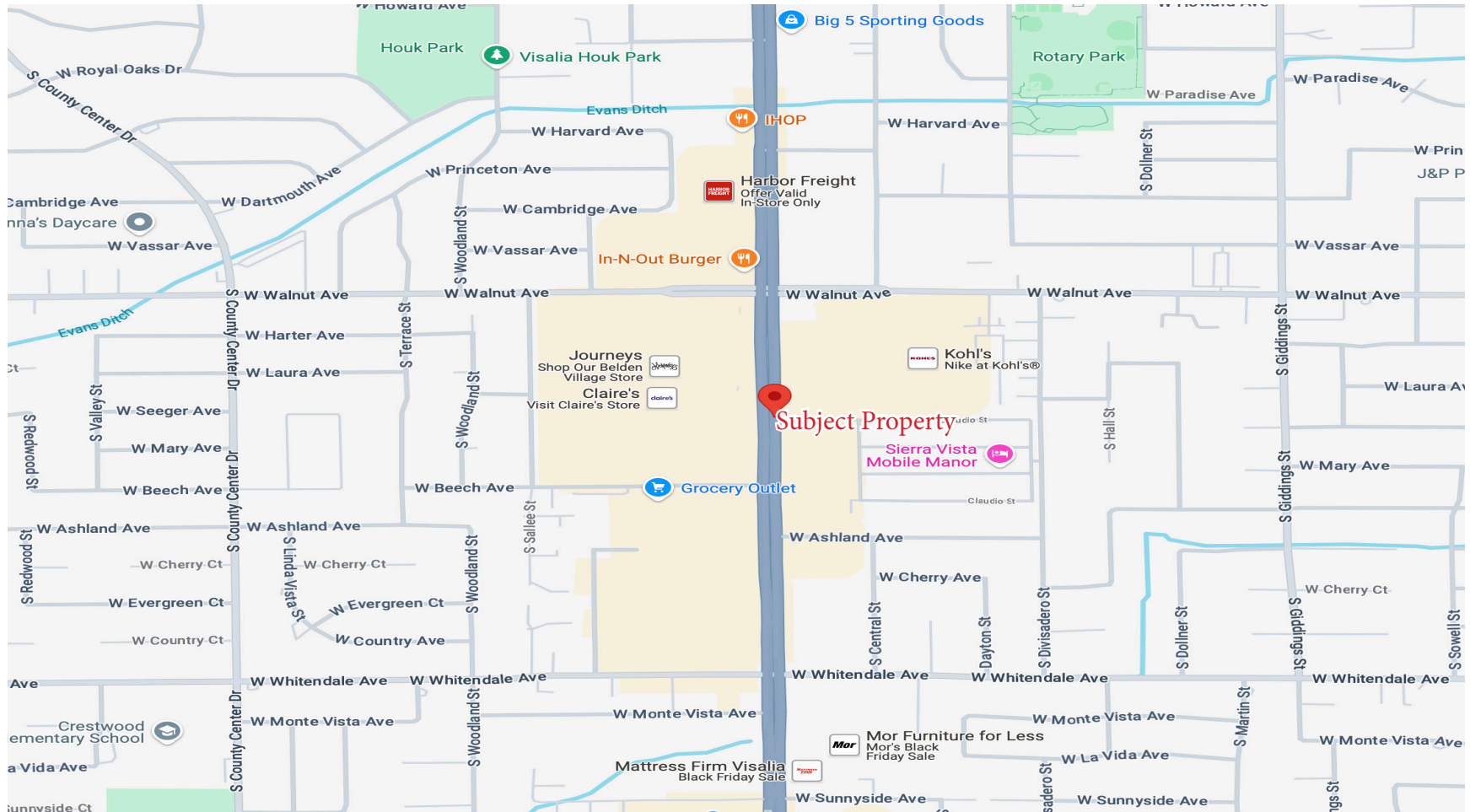
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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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