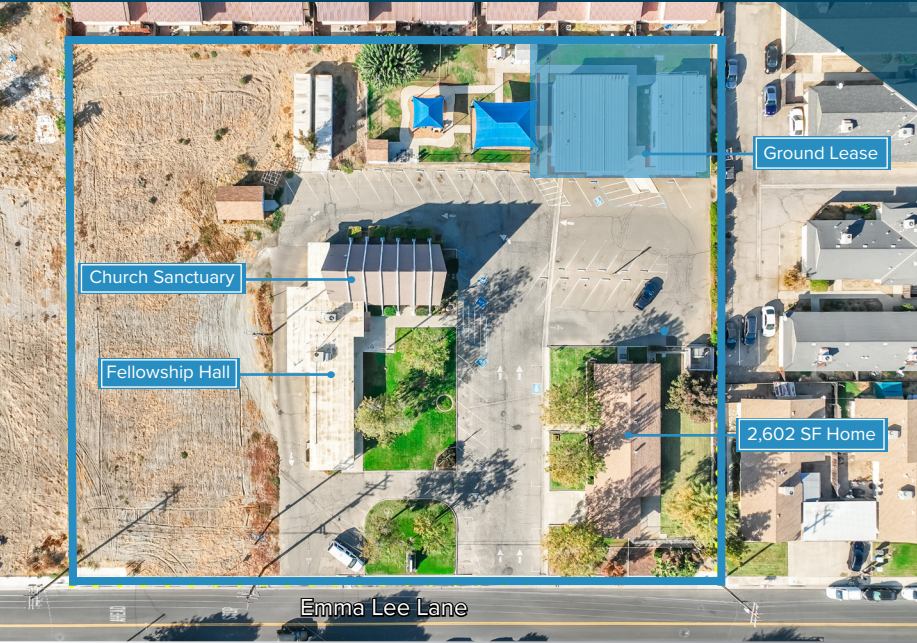


# FOR SALE

## Church Property + Residential Home in Hanford, CA

5,088 SF CHURCH SPACE + 2,602 SF RESIDENTIAL ON 2.29 ACRES



1780 EMMA LEE LANE, HANFORD, CA 93230

OFFERED AT \$550,000



## ABOUT THIS PROPERTY

Located in Northern Hanford, the property consists of three parcels featuring a church building and residential home. The site is close to grocery amenities and restaurants, and is located approximately 7 minutes from Interstate 198 and 40 minutes from the City of Fresno.

The approximately 5,088 square foot church building includes a sanctuary, which seats approximately 130, and a fellowship hall with a full kitchen. The residence consists of a four-bedroom, two-bathroom house with a garage that has been converted into an office. The residence is approximately 2,602 square feet in size. In addition, the property contains a small shed that is used as storage.

The northwest portion of the property contains a long-term ground lease to a preschool that has been onsite since 2010. The initial term of the ground lease expired in 2020 and, since, renews annually on September 1st for a new 12-month term until terminated with a 90-day notice prior to the end of the term.

## PROPERTY FEATURES

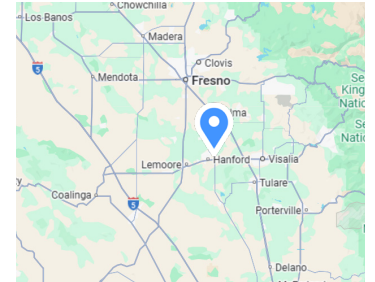
### Church Building

- 5,088 SF
- 1 Religious Assembly Space
- 1 Meeting Area
- Full Kitchen
- 36 Parking Spaces

### Residence

- 2,602 SF
- Four Bedrooms
- Two Bathrooms

**2.29**  
ACRES



**7,690**  
TOTAL BUILDING  
SQUARE FEET

**DCG STRATEGIES, INC.**  
DRE #01521674

**p:** (925) 237-9059  
**e:** [listings@dcgstrategies.com](mailto:listings@dcgstrategies.com)

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