

Office Building for Sale or Lease

**AT 161 N M ST,
TULARE, CA 93274-4136**

MANUEL ORTIZ REAL ESTATE



Sale Price: \$495,000
Lease Rate: \$1.35/SF/Month
Modified Gross
Monthly Rent: \$2,679.75



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PROPERTY OVERVIEW

MANUEL ORTIZ REAL ESTATE



An excellent opportunity for an owner-user, investor, medical office, insurance agency, law office, accounting firm, retailer, or other professional service provider.

Built in 2006, the property features 1,985± S.F. of space situated on a 5,100± S.F. lot

C-3 Commercial Zoning within the City of Tulare. Buyer or tenant to verify zoning and permitted uses with the City of Tulare

This move-in-ready office building combines modern construction, functional design, and a highly professional atmosphere, making it an excellent opportunity for businesses seeking ownership or leasing options in the Tulare market.



BUILDING FEATURES

Central air conditioning and heating

Two Restrooms

Parking lot on site

One story building

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For Sale or Lease:

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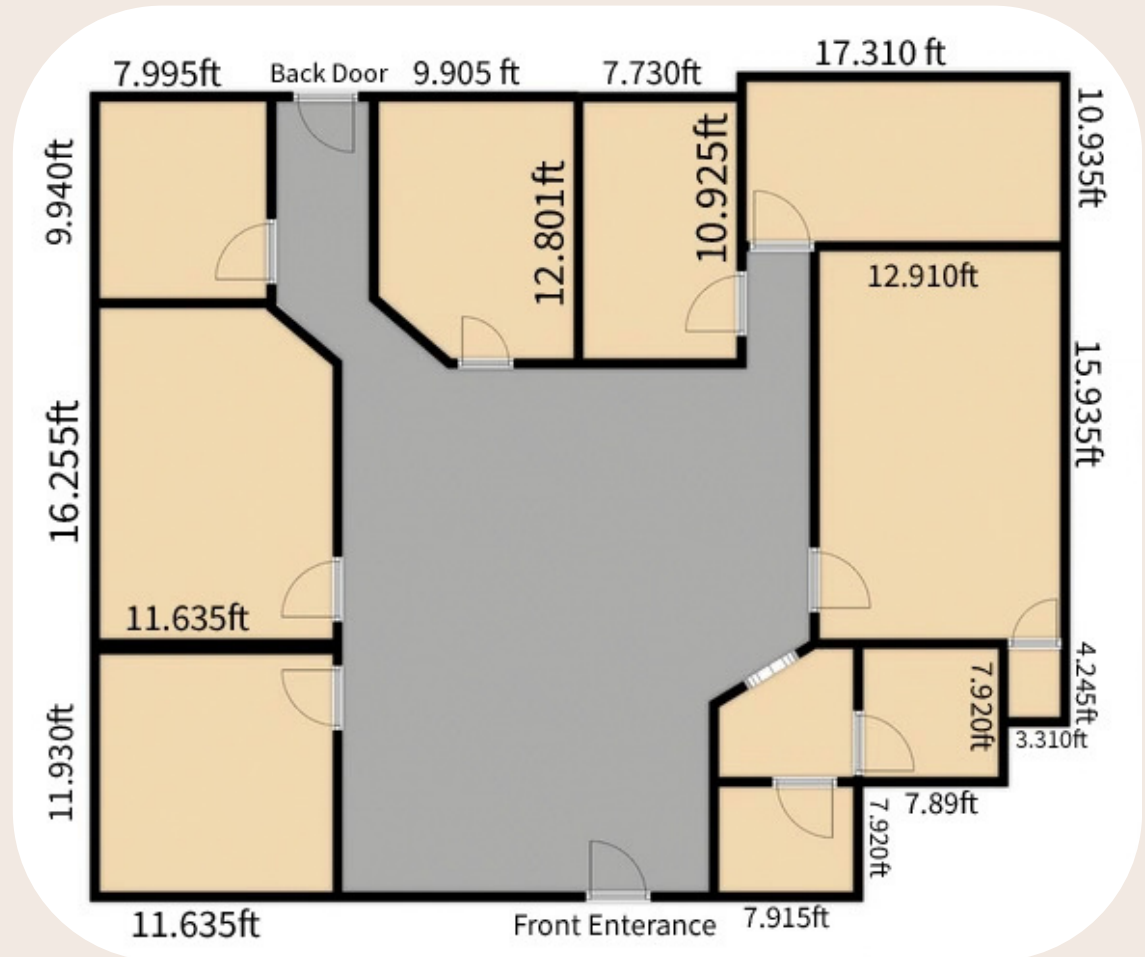


Interior Layout

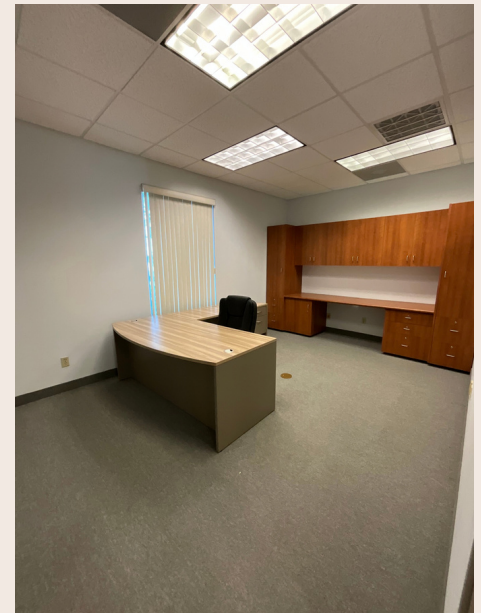


Current interior layout:

- Reception and waiting area
- Reception work and file-storage area
- Multiple private offices
- Two restrooms
- Kitchenette with sink
- Meeting or conference room
- Rear entrance
- Flexible professional-office layout

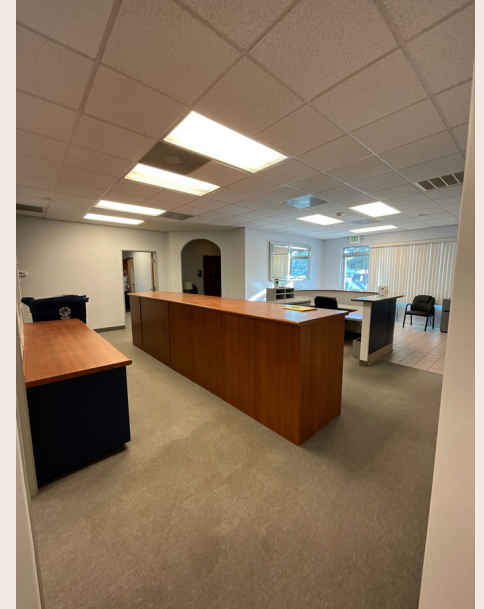


GALLERY



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CONTACT

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