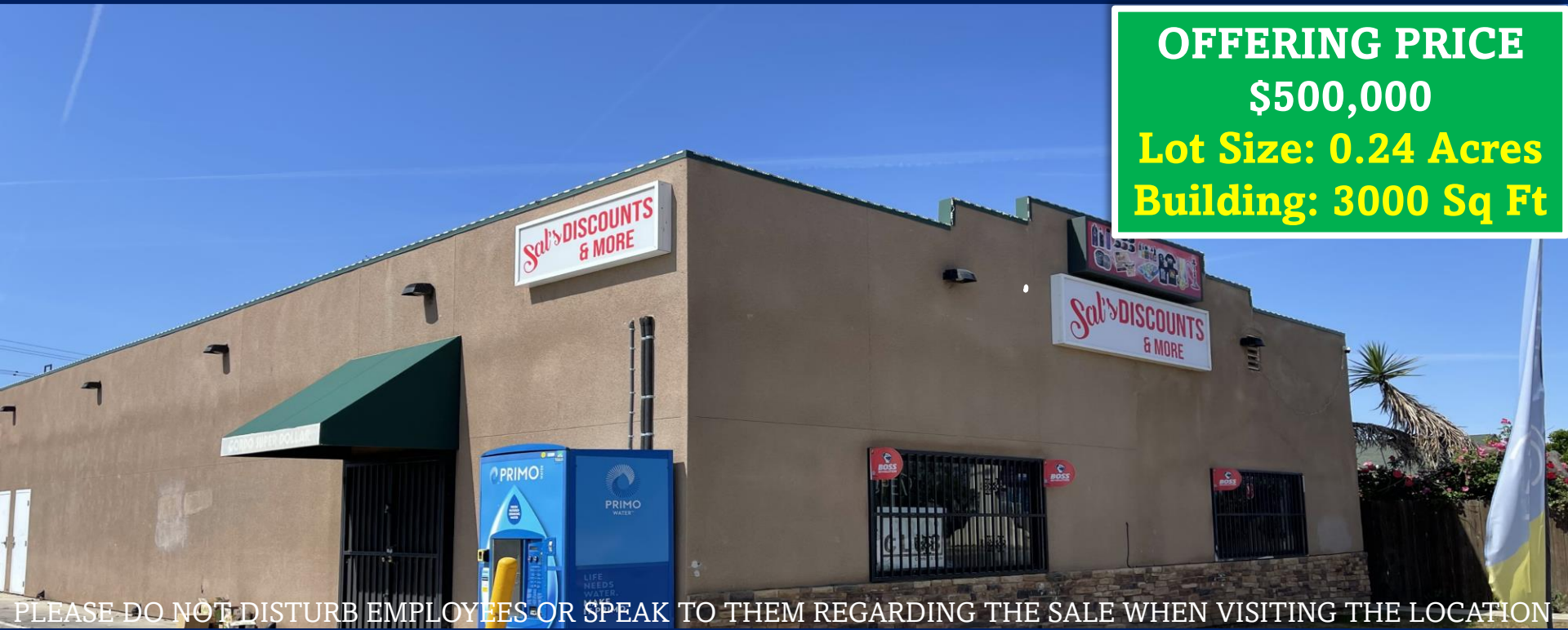


Prime Commercial Property for Sale or Lease in Orange Cove, CA



ADDRESS: 1233 PARK BLVD, ORANGE COVE, CA 93646

OFFERING PRICE
\$500,000
Lot Size: 0.24 Acres
Building: 3000 Sq Ft



PLEASE DO NOT DISTURB EMPLOYEES OR SPEAK TO THEM REGARDING THE SALE WHEN VISITING THE LOCATION

	COMMERCIAL CATEGORY		\$180,000 GROSS SALES		FRESNO COUNTY		10,607 3 MILES		3,650 VPD
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841 Mohawk St, Ste#270 | Bakersfield | CA 93309 | DRE #02213635



ABOUT

Prime Commercial Property for Sale or Lease

**AMAZING
INVESTMENT
OPPORTUNITY**

PLEASE DO NOT DISTURB EMPLOYEES OR SPEAK TO THEM REGARDING THE SALE WHEN VISITING THE LOCATION.

Prime Commercial Property for Sale or Lease in Orange Cove, CA!

Discover an exceptional commercial property opportunity at 1233 Park Blvd, Orange Cove, CA. This versatile 3,000-square-foot building, set on a spacious 0.24-acre lot, is now available for sale at \$500,000 or for lease at \$1.25 per square foot, Triple Net (NNN).

Whether you're looking to establish a new business, expand your operations, or invest in a property with substantial potential, this location offers everything you need. The building's prime position on Park Blvd ensures high visibility and steady foot traffic, making it an ideal choice for retail, office, or other commercial uses.

The property's expansive lot provides ample space for customization and potential future expansion, making it a flexible solution for a wide range of business needs. With the option to either purchase or lease, you have the flexibility to choose the best arrangement for your business plans.

Take advantage of this unique opportunity to secure a valuable commercial property in a thriving community. Whether you're looking to lease a prime space or make a long-term investment, 1233 Park Blvd offers the perfect foundation for your success.



ABDUL JOBAH, CCIM

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MUADH SAED

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SJOBAB@JOBABCRI.COM




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AT A GLANCE

Prime Commercial Property for Sale or Lease

**AMAZING
INVESTMENT
OPPORTUNITY**

 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,678	10,607	13,187
MEDIAN HH INCOME	\$32,137	\$32,453	\$35,280
AVERAGE HH INCOME	\$49,408	\$51,058	\$56,589



**\$500,000
PRICE**



3000 SF
BUILDING**



**\$180,000+
GROSS SALES**



**0.24 ACRES
LOT SIZE**



**FRESNO
COUNTY**



**COMMERCIAL
CATEGORY**

****Buyer to verify**



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PICTURES

Prime Commercial Property for Sale or Lease

**AMAZING
INVESTMENT
OPPORTUNITY**



ADDRESS

1233 PARK BLVD
ORANGE COVE

OFFERING PRICE

\$500,000

Lot Size: 0.24 Acres

Building: 3000 Sq Ft



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AERIAL

Prime Commercial Property for Sale or Lease

**AMAZING
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OPPORTUNITY**



SUMNER AVE

**DOLLAR
GENERAL**



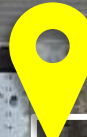
STORMAX



Park Blvd



AC MARKET



**ADDRESS
1233 PARK BLVD
ORANGE COVE**



Anchor Ave



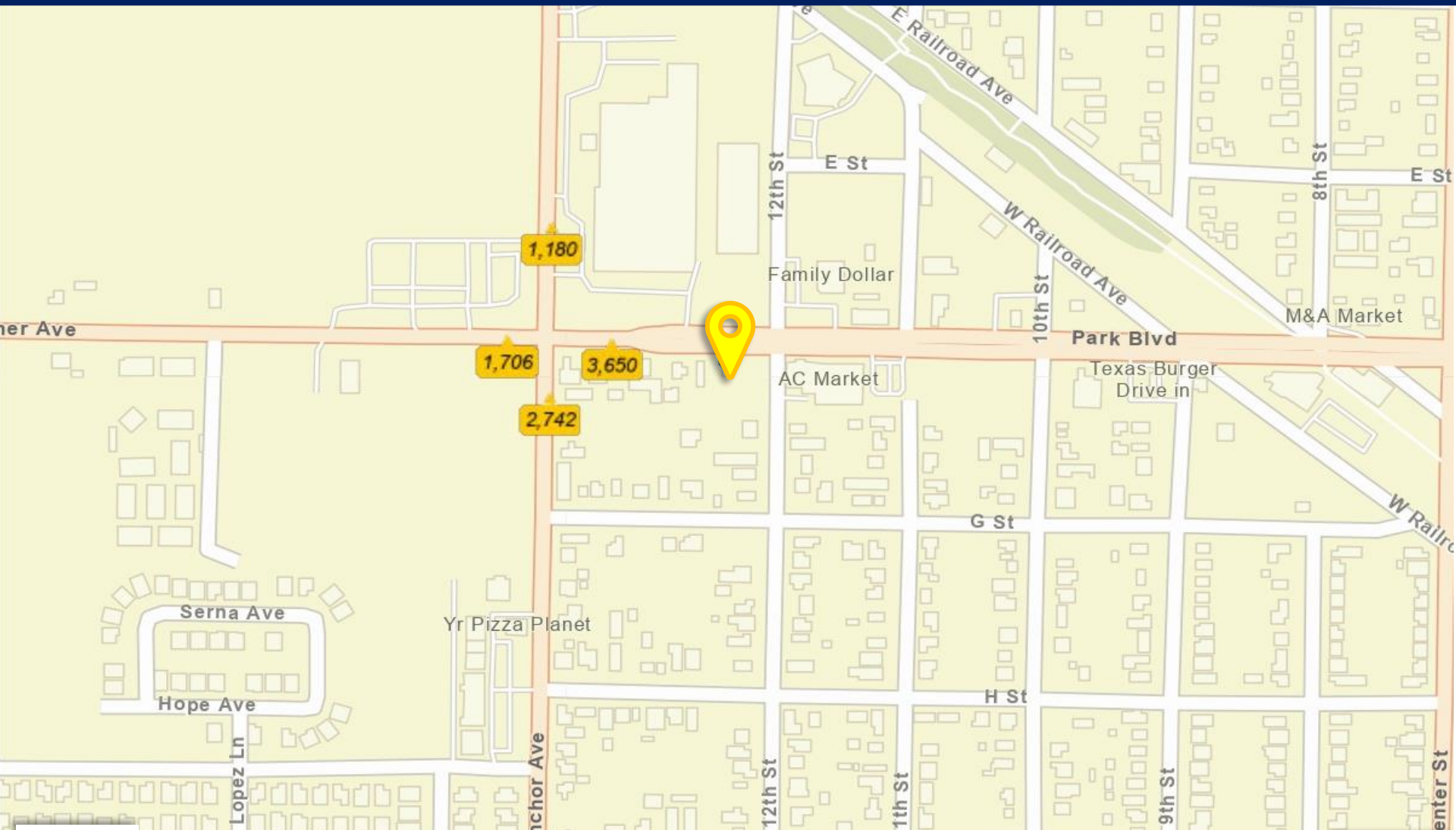
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TRAFFIC COUNT

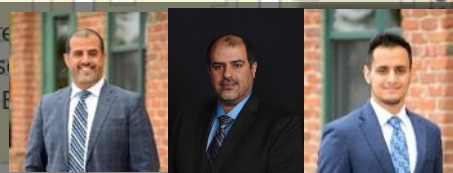
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Esri Community Maps Contributors, Free State Parks, © OpenStreetMap, Micros



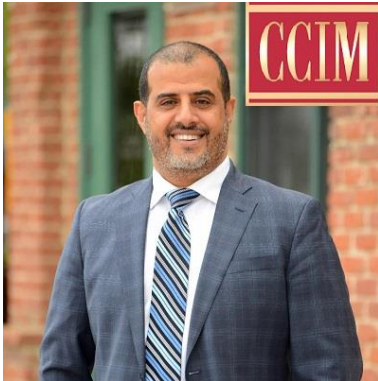
OUR TEAM

Prime Commercial Property for Sale or Lease

AMAZING
BUSINESS
OPPORTUNITY



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DISCLAIMER

SAL'S DISCOUNTS AND MORE

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INVESTMENT
OPPORTUNITY**

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