



9000 Lacey Blvd | Hanford, 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

Joe Silva
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559.901.3616
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PROPERTY DETAILS

Address	9000 Lacey Blvd Hanford, CA
Legal/APN	014-241-025
Parcel Size	1.41 +/- Acres
Mobile Home Units:	20 Units
Sales Price	\$749,900.00
CAP Rate	9.2% **Financials available upon request**

Additional Comments:

Rare opportunity to acquire a 20-unit mobile home park plus 1 additional RV space situated on approximately 1.41 acres along Lacey Boulevard in Hanford. This is a fully self-managed investment property with all mobile homes owned by the seller and leased directly to tenants, creating a strong and consistent income-producing asset.

The property offers investors long-term upside due to its strategic location and future infrastructure improvements planned within the area. According to information provided by the City Engineer for Hanford, the City is planning the future expansion of Ninth Avenue north to Grangeville Boulevard, which is expected to create a future signalized hard corner at Lacey Boulevard. Current understanding is that design work is anticipated to begin around 2028. In addition, information from Caltrans indicates the planned overpass project is projected to begin approximately in 2032 with anticipated completion around 2034 as part of the future southern expansion of Hanford.

This presents a unique opportunity to generate immediate cash flow today while positioning for potential future redevelopment or increased commercial significance as the area continues to grow and improve.



Contact Broker:

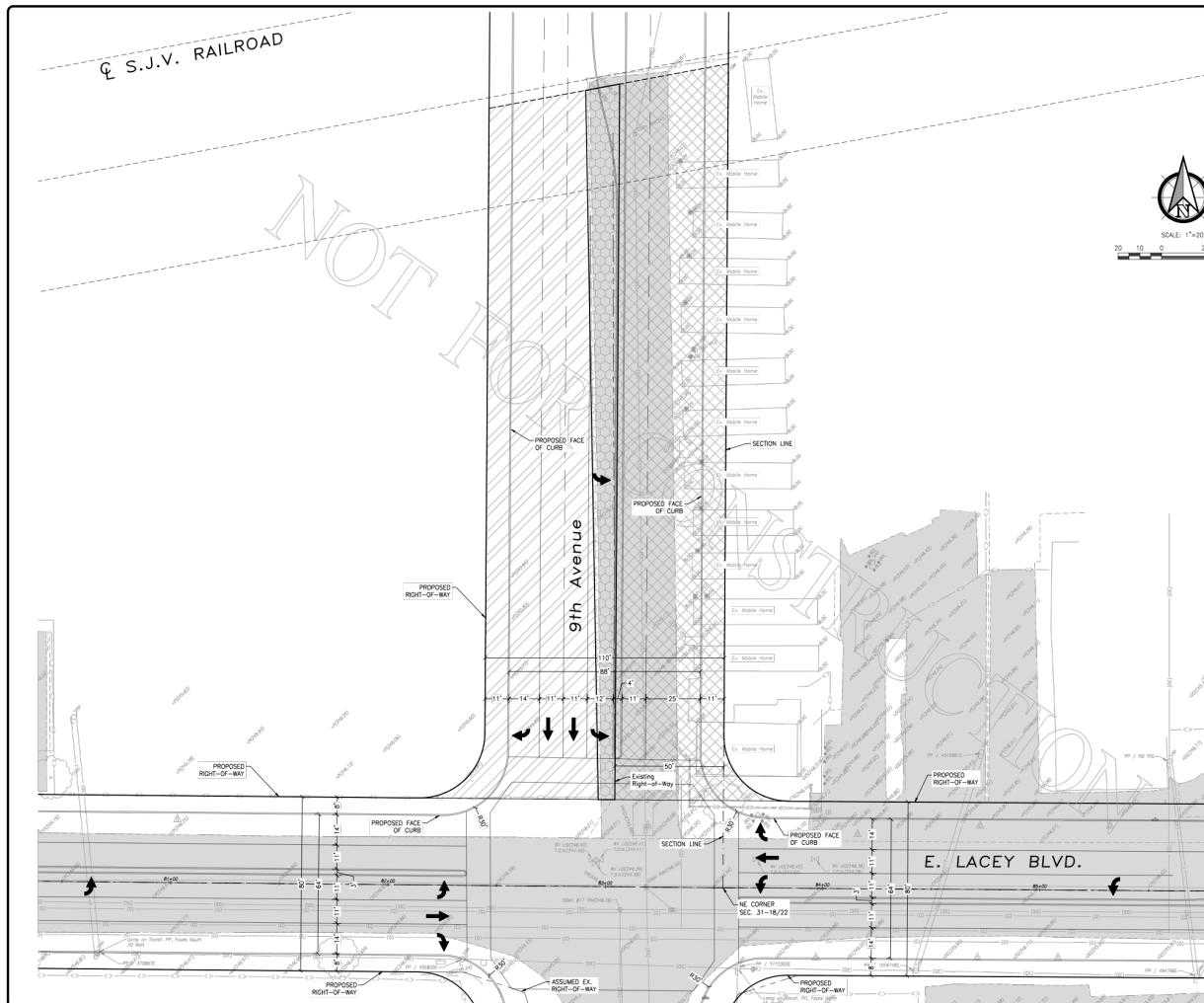
Matt Graham
Lic# 01804235

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SITE PLAN



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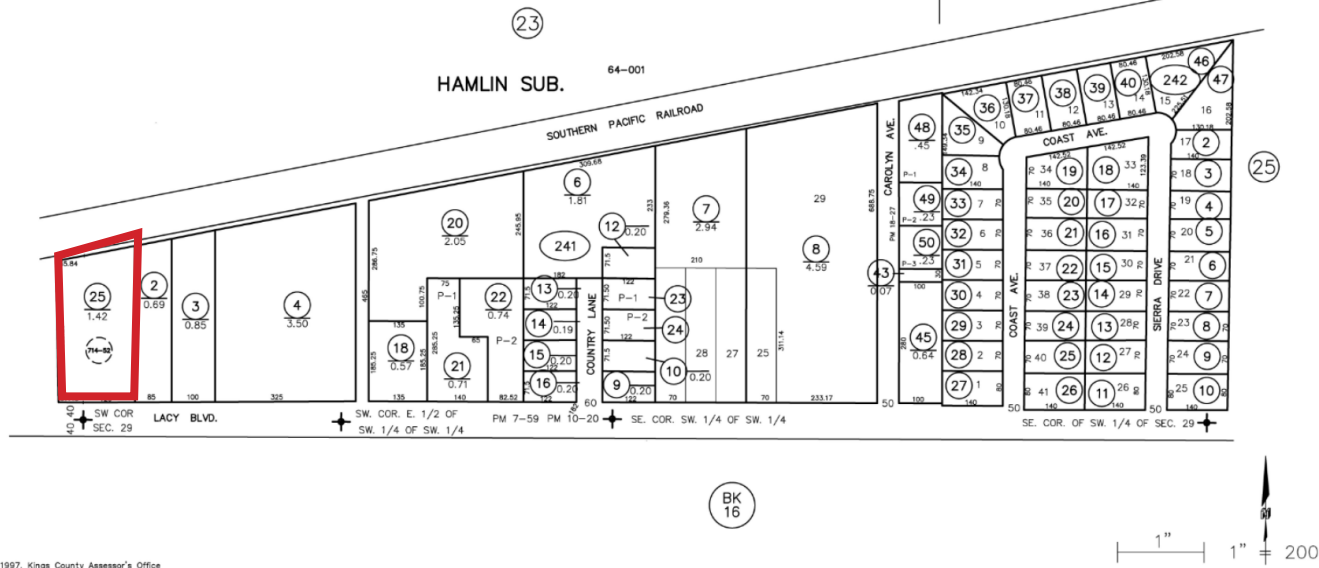
TAX MAP

KINGS COUNTY ASSESSOR'S MAP
POR. OF S 1/2 OF SW 1/4 SEC. 29-18-22

14-24

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
APRIL, 2018

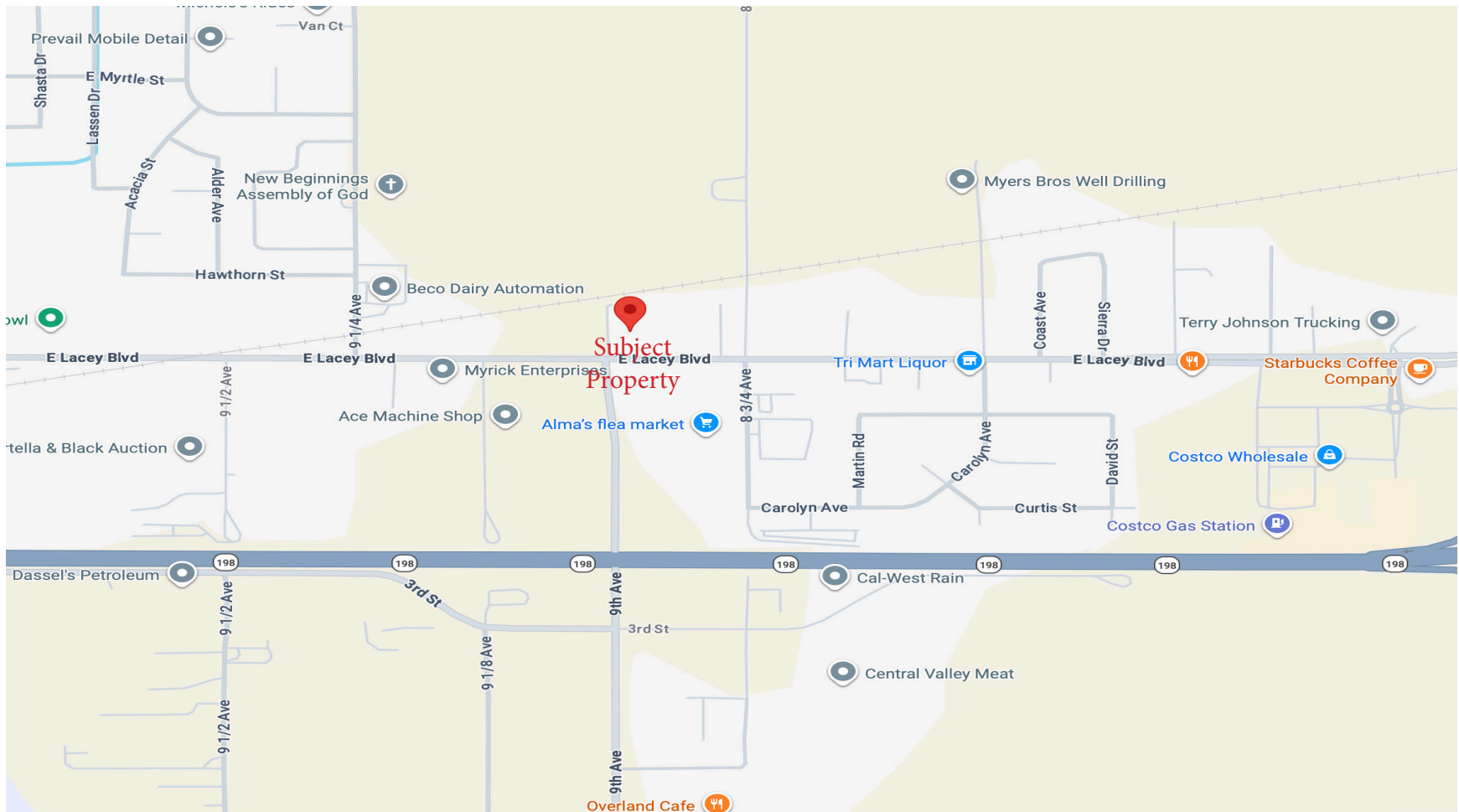
RESUB OF LOTS 1 TO 23 INC.
HAMLIN SUB. LSP 3-63



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LOCATION MAP



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PROPERTY LAYOUT



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LOT AERIAL



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PROPERTY PHOTOS



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