



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

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	\$1,695,000.00 *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.



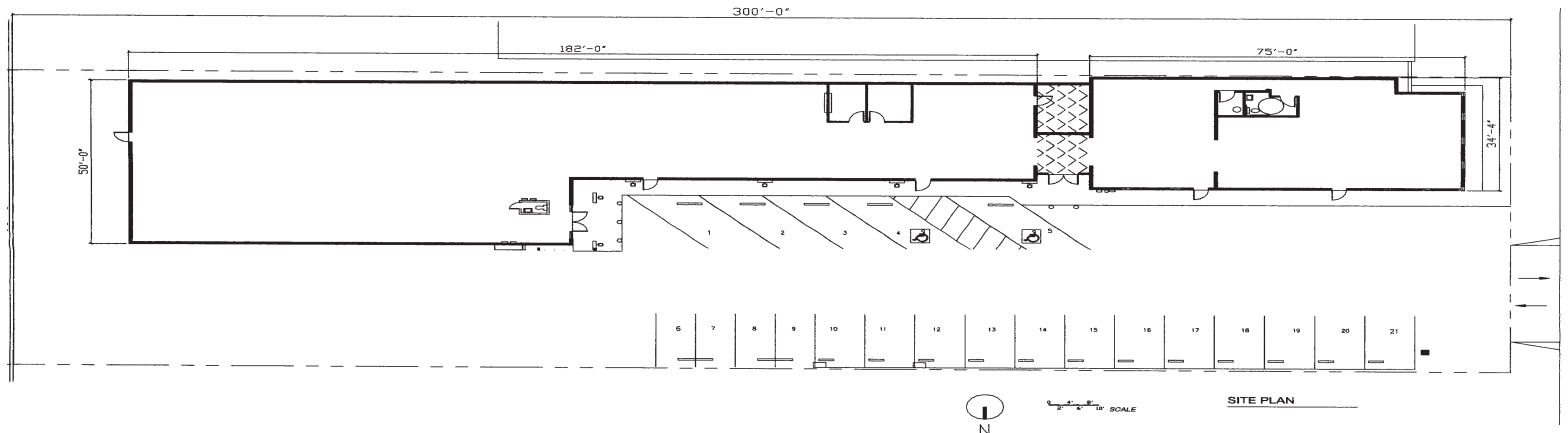
Contact Broker:
Matt Graham
Lic# 01804235

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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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

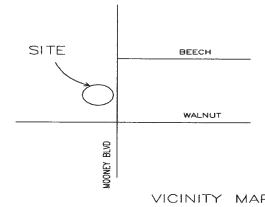
MEZZANINE : NO

HAZARDOUS MATERIAL STORED : NONE

USE : RETAIL

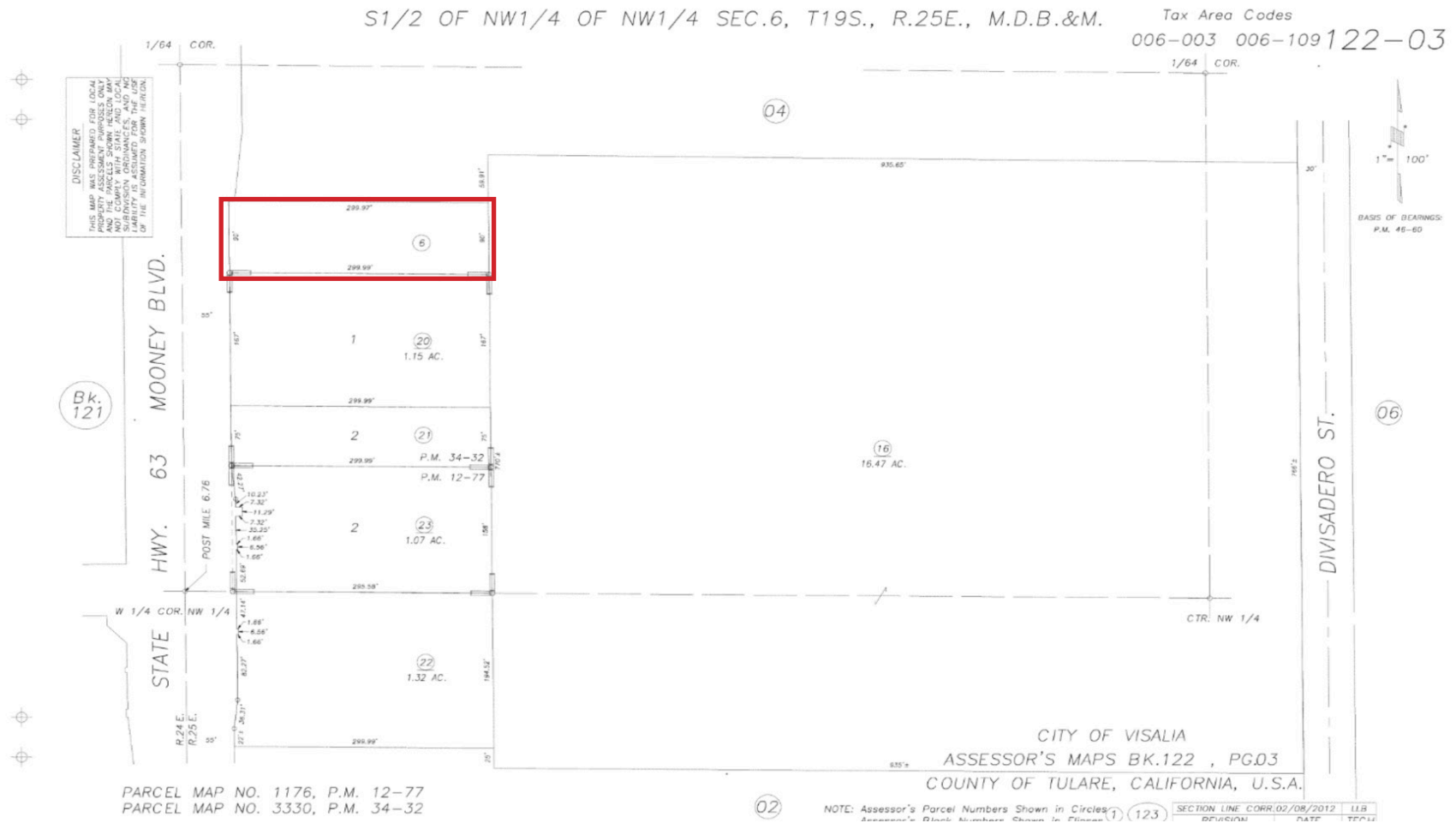
LEGAL DESCRIPTION

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



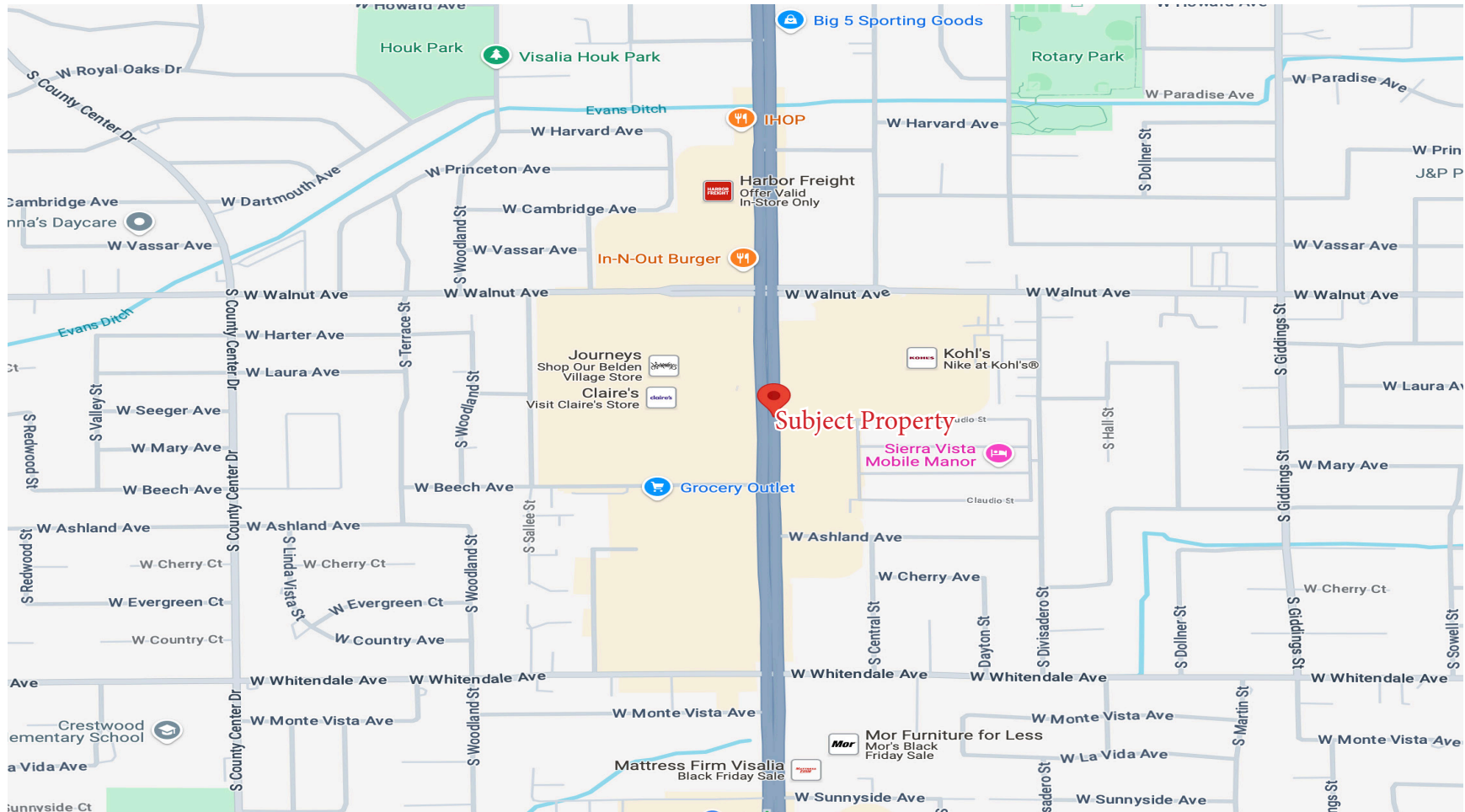
2234 S. MOONEY BLVD.
VISALIA, CA 93277
SITE PLAN

TAX MAP



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LOCATION MAP



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GRAHAM & ASSOCIATES

Property For Sale

PROPERTY LAYOUT



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PROPERTY PHOTOS



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