

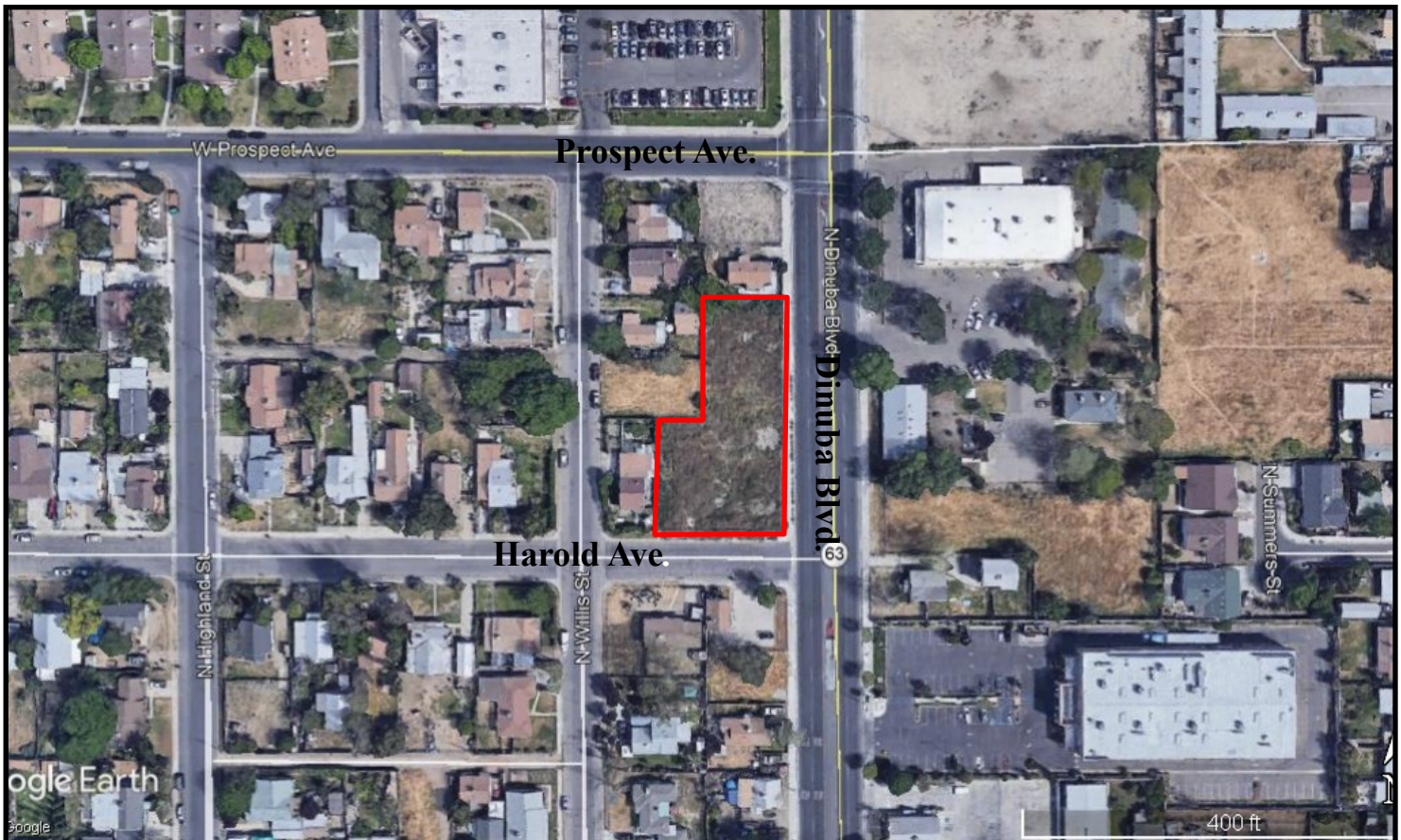


Valley Real Estate

Comprehensive Real Estate Services

Visalia — Neighborhood Commercial

1/2 Acre in The Heart Of Visalia



Address: 1635 N. Dinuba Blvd, Visalia, CA 93291

Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property.

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Valley Real Estate

Comprehensive Real Estate Services

VISALIA — NEIGHBORHOOD COMMERCIAL

1/2 Acre Parcel

This one half (1/2) acre lot is located in the heart of Visalia, California and is already zoned to Neighborhood Commercial. This is an excellent small investment opportunity for someone wanting to get into commercial development but on a smaller scale to get started. Buyer to confirm with the City of Visalia all zoning and use requirements needed for their particular site plan.

Location:	1635 N. Dinuba Blvd, Visalia, CA 93291
Directions:	North from Houston Avenue, Travel two blocks, the property sits on the North West corner of Dinuba Boulevard and Harold Avenue. The property has frontage on Dinuba Blvd and Harold Avenue.
Acreage:	1/2 Acre (one half acre lot)
APN:	090-084-019 090-084-020
Zoning:	C-N = Neighborhood Commercial (in 2017) The purpose and intent of the neighborhood commercial zone district is to provide for small-scale commercial development that primarily serves surrounding residential areas, wherein small office uses as well as horizontal or vertical residential mixed use are also supported, and provide standards to ensure that neighborhood commercial uses are economically viable and also integrated into neighborhoods in terms of design, with negative impacts minimized, with multimodal access, and context-sensitive design. Neighborhood Commercial development shall be subject to design review and public input.
Price:	\$169,500

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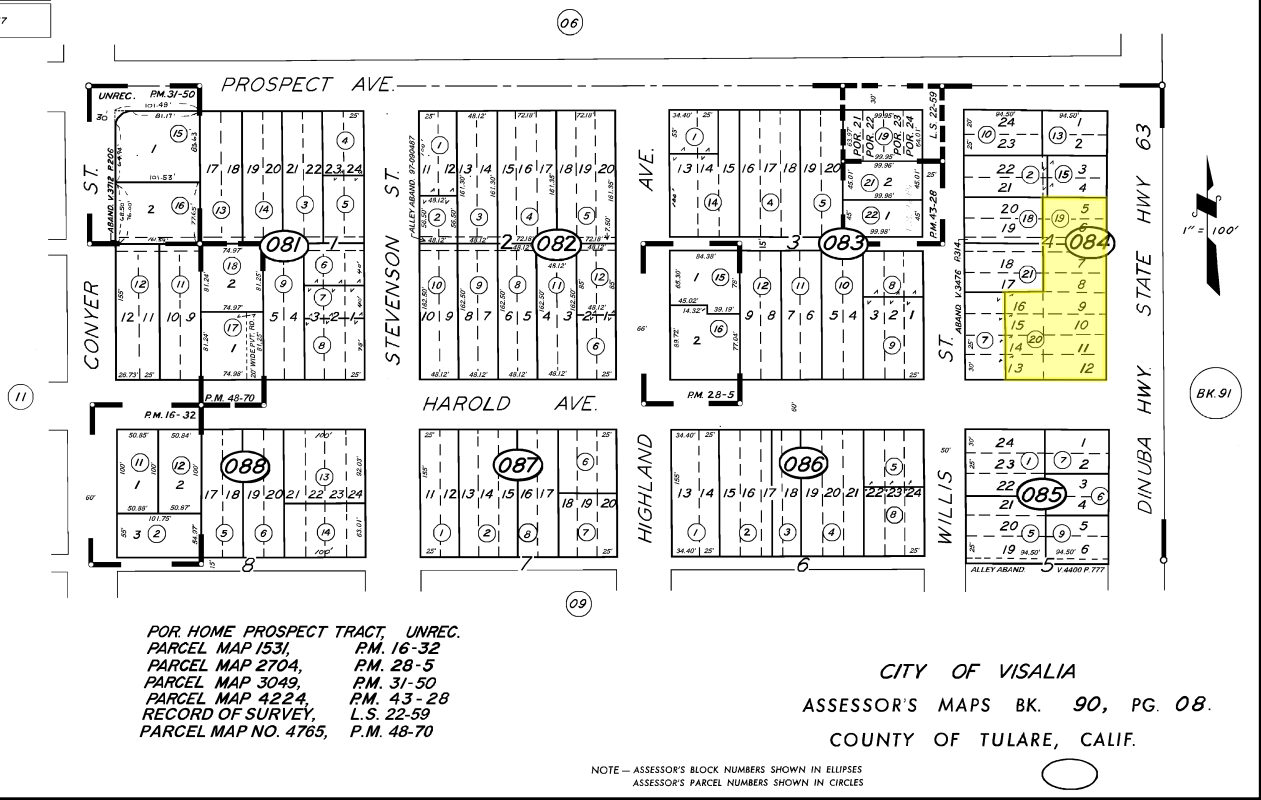
Property Parcel Map

DISCLAIMER
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSIGNED FOR THE USE OF THE INFORMATION HEREON.

REVISED: 07/28/2009
 REASON: 2005-00549 17
 CAD TECH: CBT

N 1/2 OF SE 1/4 OF SE 1/4 SEC. 19, T.18.S., R.25E., M.D.B&M.

TAX CODE AREA **90-08**
 006-137



POR HOME PROSPECT TRACT, UNREC.
 PARCEL MAP 1531, P.M. 16-32
 PARCEL MAP 2704, P.M. 28-5
 PARCEL MAP 3049, P.M. 31-50
 PARCEL MAP 4224, P.M. 43-28
 RECORD OF SURVEY, L.S. 22-59
 PARCEL MAP NO. 4765, P.M. 48-70

CITY OF VISALIA
 ASSESSOR'S MAPS BK. 90, PG. 08.
 COUNTY OF TULARE, CALIF.

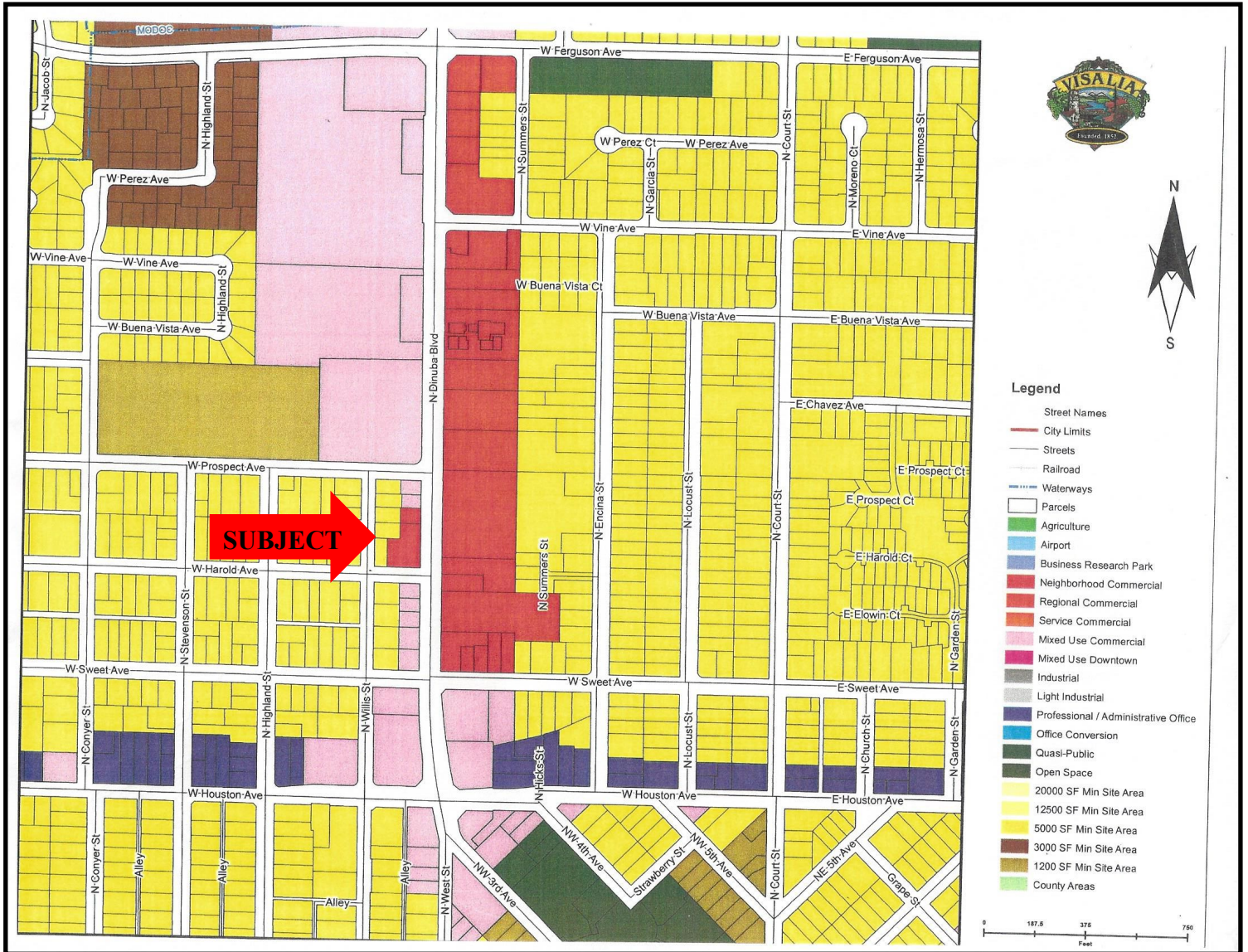
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

 = Subject Property

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Location of Property



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Aerial Photo of Property



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