



Valley Real Estate

Agricultural Real Estate Services

Family Center - Learning Facility



Address: 1804 N. Court St., 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.

Tom McGuigan • 559-907-0023 • mcguigantom@sbcglobal.net • DRE# 01272021



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Visalia - Learning/Teaching Center

This 4,050 SF facility sits on nearly one acre (41,282 SF) in the heart of Visalia, California. The property is owned by the Roman Catholic Church and has been utilized as a Family Center for many years.

- Location:** 1804 N. Court St., Visalia, CA 93291
- Directions:** North on Court St. from Houston Avenue, travel approximately 1/4 mile, the property sits on the east side of the road. The property has road frontage on Court St.
- Lot Size:** 41,282 square feet (nearly one acre)
- APN:** 091-123-006
- Zoning:** The property is zoned R-1-5
- Use Code:** Religious, Church, Worship (Synagogue, Temple, Parsonage)
- Property Description:** The property has a 4,050 SF building on it that is sectioned into four large rooms. There is also a men's and women's bathroom within the building. The outside is well landscaped and there is a concrete patio area and play area adjacent to the large lawn area. The property is completely fenced on all four sides. The possibilities for this property are endless. The facility could possibly be utilized by a church or school as a learning/ teaching facility. Please check with the City of Visalia for your specific use and determine what use permits may be required.
- Asking Price:** ~~\$425,000~~ ~~\$399,950~~ \$374,950

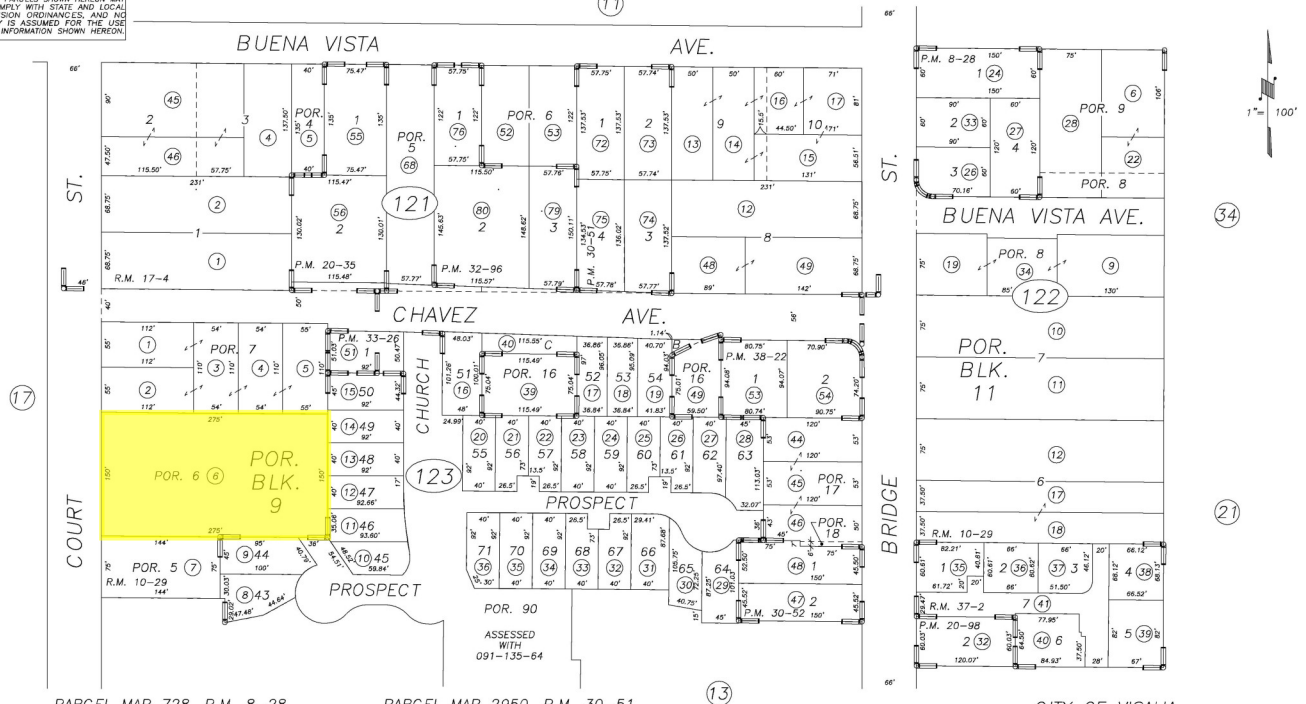
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Property Parcel Map

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

POR. N 1/2 OF SW 1/4 SECTION 20, T.18S., R.25E., M.D.B. & M. Tax Area Code 91-12
 6-137



REMOVE P.R. 6/1/98 BY DATE 1/1/01 REVISION

- PARCEL MAP 728, P.M. 8-28
- PARCEL MAP 2950, P.M. 30-51
- POR. JOHNSON TRACT, R.M. 10-29
- PARCEL MAP 2951, P.M. 30-52
- POR. SWEET ADD. NO. 2, R.M. 17-4
- PARCEL MAP 3195, P.M. 32-96
- POR. RECORD OF SURVEY, L.S. 13-40
- PARCEL MAP 3225, P.M. 33-26
- PARCEL MAP 1934, P.M. 20-35
- PARCEL MAP 3719, P.M. 38-22
- PARCEL MAP 1997, P.M. 20-98
- EL PUENTE, R.M. 37-2
- POR. TWIN OAKS SUB., R.M. 31-59

NOTE: Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

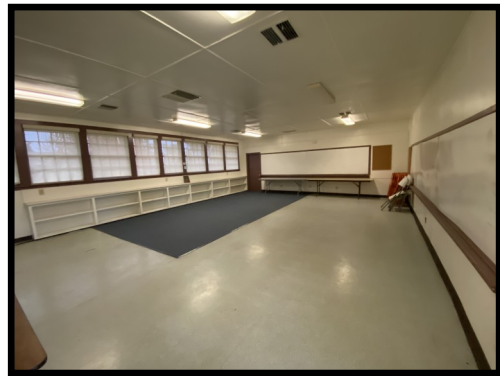
CITY OF VISALIA
 ASSESSOR'S MAPS BK. 091, PG. 12.
 COUNTY OF TULARE, CALIF.

98/99

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Photos of Property



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