



Valley Real Estate

Agricultural Real Estate Services

Business Research Park SW Visalia

This is a commercial office site that could be perfect for a small to medium size office suite. There is enough room for onsite parking as well. There is a 1000 square foot building on the parcel that may be able to be used as part of the office improvements. **NOTE:** The building was previously used by the local electrical union for weekly meetings. The main parcel of 17,820 square feet along with the included well site parcel of 120 square feet, provides a total of 17,940 square feet to be utilized and improved. Situated across the street from the Visalia BMW dealership and just outside of the new Plaza Drive development called 'The Square at Plaza Drive'. This parcel is a perfect site for a thriving business ready to move in a new direction.

Location: North Neeley St. between Highway 198 and East Crowley Avenue.

Directions: From Highway 198, travel north on Plaza Drive. Turn west on East Crowley Avenue and travel past the Fresno Pacific University Visalia Campus. Go south on Neeley and the property sits on the east side of the road. Approximately 500 feet from the corner of North Neeley St and East Crowley Ave.

Lot Size: 17,940 square feet

APNs: 081-170-005
081-170-006

Zoning: BRP Commercial
Business Research Park

Asking Price: \$225,000



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. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

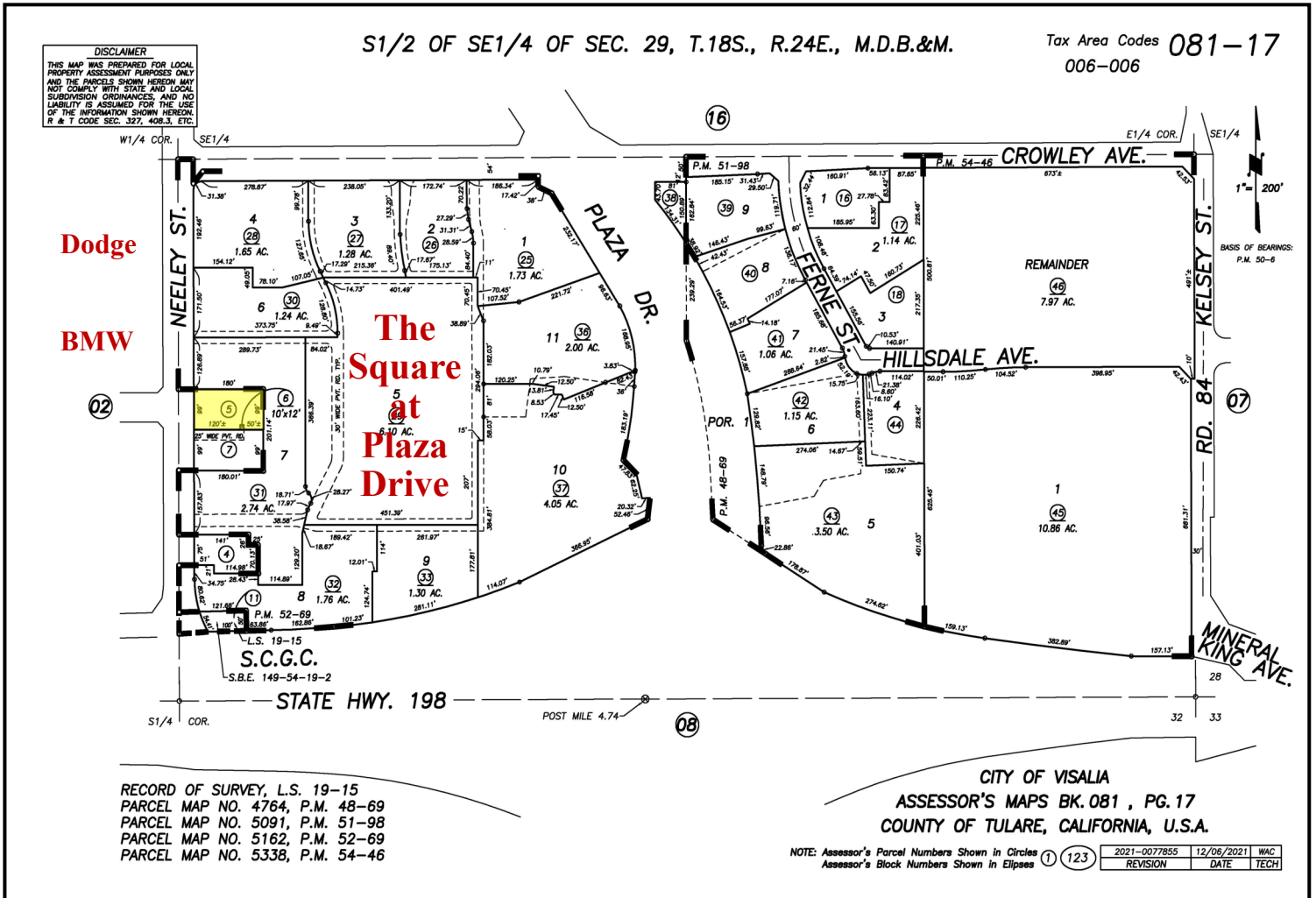


Property Parcel Map

S1/2 OF SE1/4 OF SEC. 29, T.18S., R.24E., M.D.B.&M.

Tax Area Codes 081-17
006-006

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 ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON. R # 7 CODE SEC. 327, 408.3, ETC.



RECORD OF SURVEY, L.S. 19-15
 PARCEL MAP NO. 4764, P.M. 48-69
 PARCEL MAP NO. 5091, P.M. 51-98
 PARCEL MAP NO. 5162, P.M. 52-69
 PARCEL MAP NO. 5338, P.M. 54-46

CITY OF VISALIA
 ASSESSOR'S MAPS BK. 081, PG. 17
 COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (123)
 Assessor's Block Numbers Shown in Ellipses (02, 07, 08, 09)

2021-0077855	12/06/2021	WAC
REVISION	DATE	TECH

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Aerial Photo of Property



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