



247 E Caldwell Ave | Visalia, CA

Property For Sale or Lease

3714 West Mineral King Avenue  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

Matt Graham  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

## PROPERTY DETAILS

**Address:** 247 E Caldwell Ave | Visalia, CA

**APN:** 126-870-032

**Lot Size:** 5,507 +/- Sq. Ft.

**Proposed Building Size:** 3,400 +/- Sq. Ft.

**Zoning:** CSO

**Lease Rate:** \$2.05 Per Square Foot | NNN

**Sales Price** \$225.00 Per Square Foot



### Additional Comments:

Build to suit, warm shell building for sale or lease in beautiful Tuscan Plaza Complex. This brand new building is perfect for office or medical use and it offers ample parking. This space is 3,400 Sq. Ft. however, can be combined with the potential building to the North, which is 3,400 Sq. Ft. also for a total of 6,800 Sq. Ft. Located conveniently off of E Caldwell Ave in South East Visalia, near Packwood Creek and Mooney Blvd amenities. Please call for further details.



**Contact Broker:**

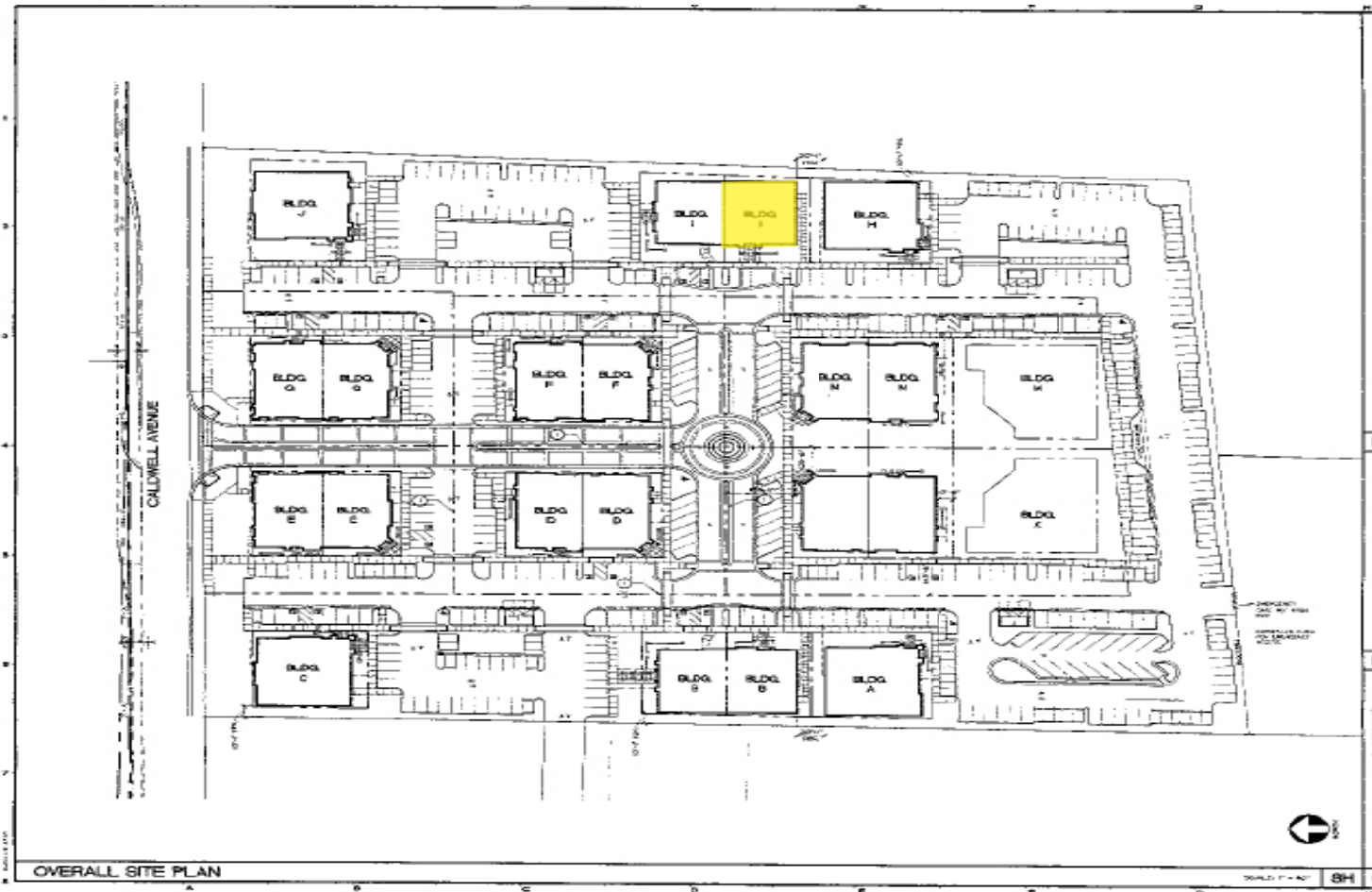
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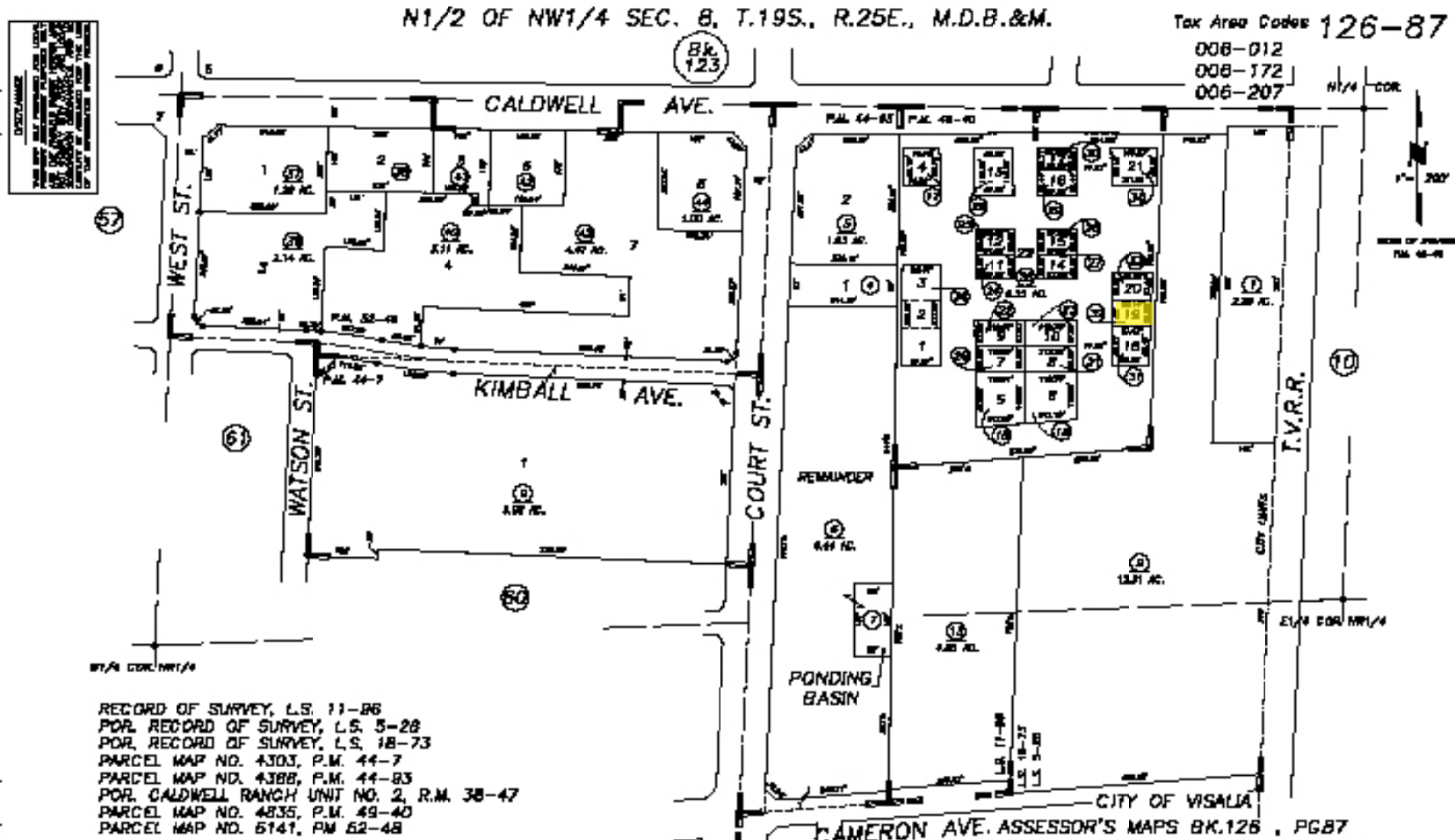
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# SITE PLAN



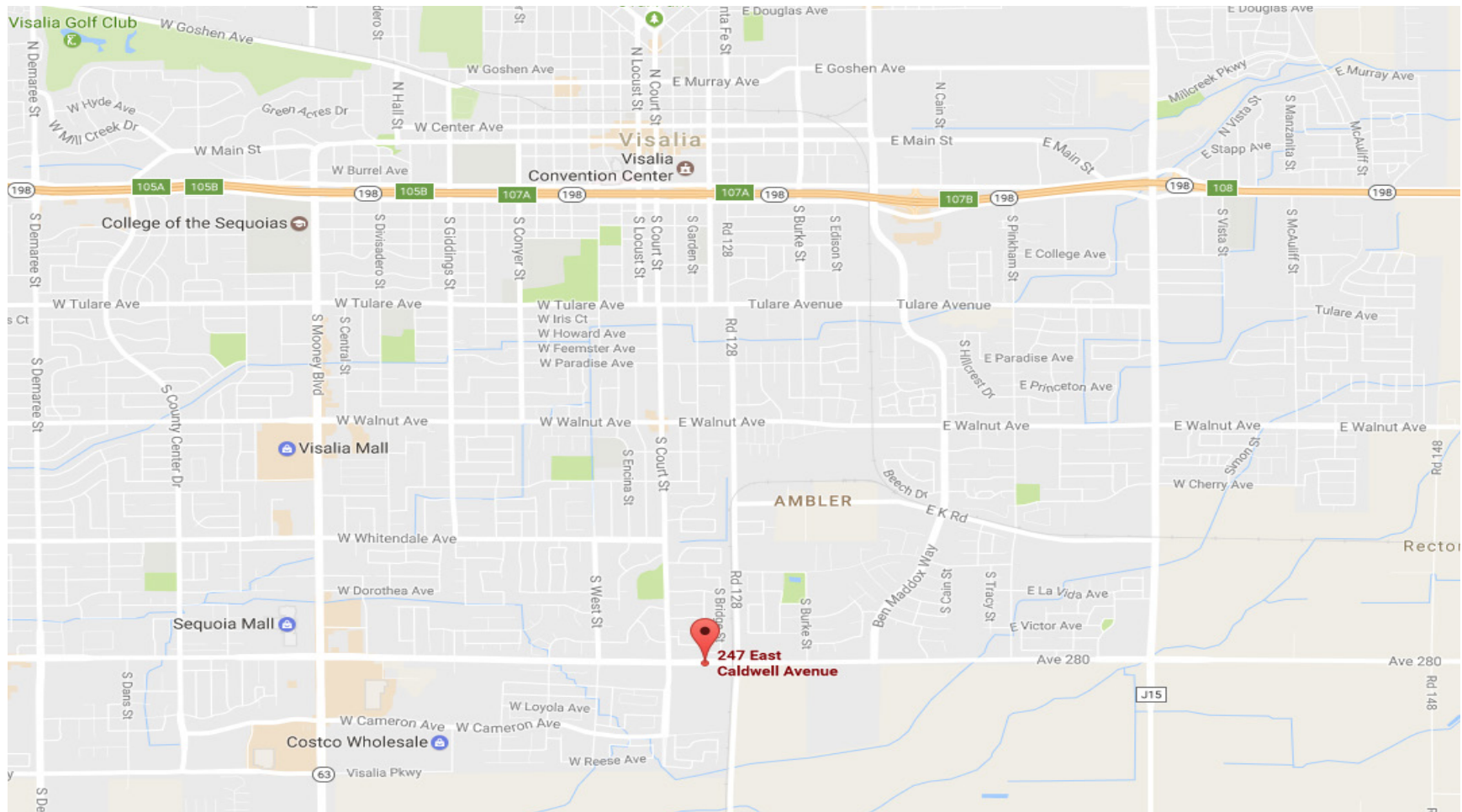
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# TAX MAP



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# LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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