

## Leased Investment Tulare Shopping Center For Sale



Address:	1361 East Tulare Ave, Tulare CA
Location:	SEC of HWY 99 and Tulare Ave ( Tulare Lindsey HWY 137)
Available Sq Ft:	12,000 Sq.Ft of Buildings Seven Rental Spaces One 2,400 Sq.Ft Space Vacant
Parking:	70 Parking spaces / Parking Lot Resealed 2023
Cap Rate:	5.45%
Purchase Price:	\$2,550,000

Comments: The current owner has not been willing to allow Tabacco or Alcohol Sales at this property, the new owner could take advantage of the high demand for this location for such a business as well as longer lease terms than are currently offered

For Details Contact: Kyle Rhinebeck ,SIOR  
559-696-2842  
callkyle@callkyle.com

Note: This information is from sources believed to be reliable, however broker makes no guarantee as to its current validity.

**132 N. Akers St. • Visalia, CA 93291 • (559) 625-2128 • Fax (559) 625-4832**