

1219 12TH ST FIREBAUGH

1219 12TH ST, FIREBAUGH, CA 93622



OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	6,000 SF
Available SF:	6,000 SF
Lot Size:	50,000 SF
Price / SF:	\$149.83
Cap Rate:	5.56%
Zoning:	M1

PROPERTY OVERVIEW

Presenting an incredible investment opportunity with amazing cap rate of 5.56%- An industrial/commercial lot of land with two retail units constituting around 1.15 acres, located in Firebaugh, CA 93622. The site consists of two 3000sqft buildings and provides easy access to major freeways. First building has a retail front. Second building has 6 roll-up doors with large exterior, covered, concrete work area. Buildings are connected with a doorway between them. Both buildings can accommodate a variety of future uses. Two tenants are with separate utility meters and have 3 phase power. There's plenty of room for future development as with more than half the lot is undeveloped. Property is currently under lease with 6 years left on lease. The tenant is National A rated tenant which is a tractor sales, service and repair business. The site is located on a busy corner with good visibility, Downtown Firebaugh between Highway 145 and Interstate 5. Property is 1 city block on high traffic road. It is 1 block from HWY 33 and approximately 15 miles from I-5.

PROPERTY HIGHLIGHTS

- Current nation tenant with 6 years left on lease



RE/MAX GOLD

Each office independently owned and operated

KIRK ATAMIAN

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

501 North E St, Suite H
Madera, CA 93638

FOR SALE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

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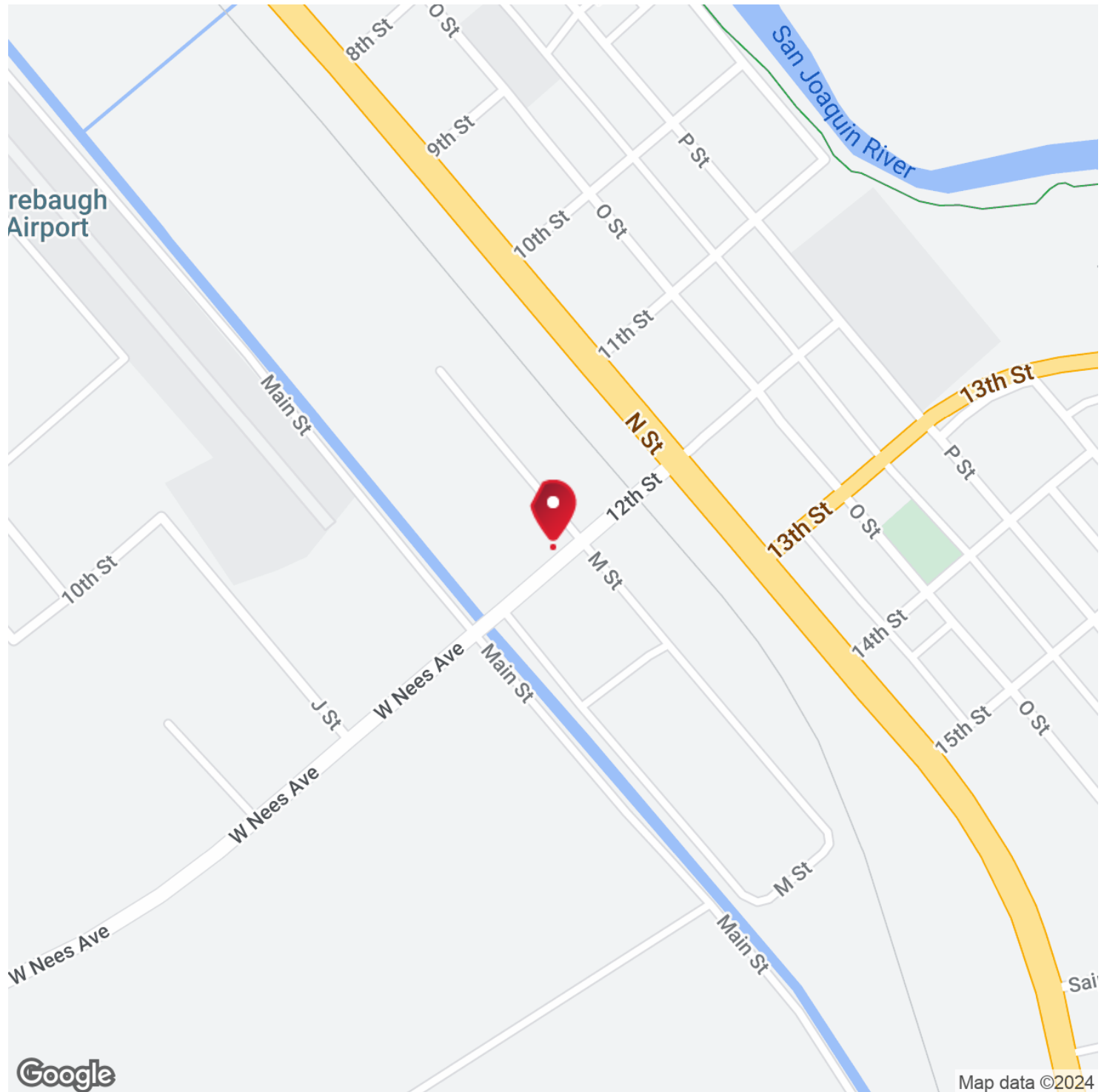
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INDUSTRIAL PROPERTY

LOCATION MAP

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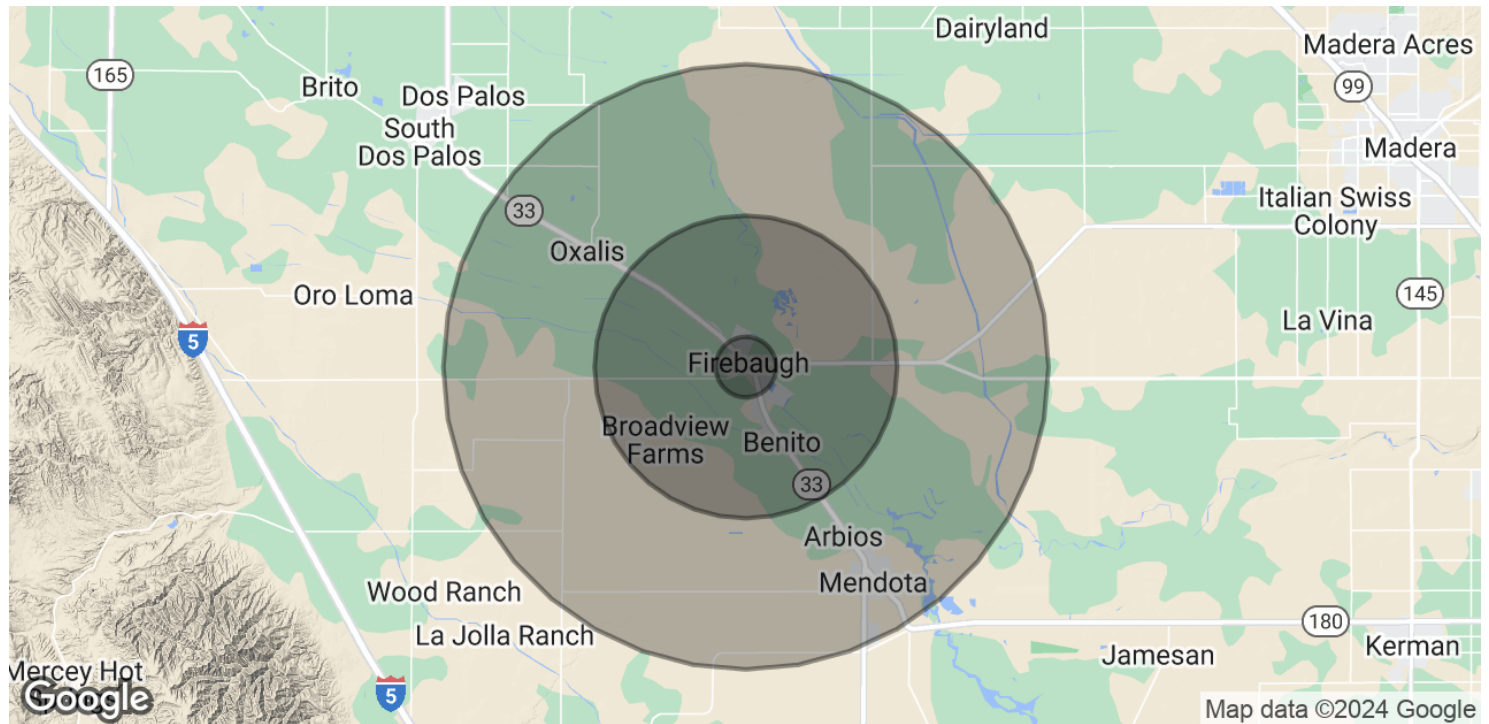
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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	344	7,985	18,156
Average Age	27.3	26.6	26.2
Average Age (Male)	25.0	25.1	25.2
Average Age (Female)	29.5	28.1	27.2

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	93	2,103	4,727
# of Persons per HH	3.7	3.8	3.8
Average HH Income	\$38,573	\$37,857	\$37,632
Average House Value		\$248,687	\$170,368

* Demographic data derived from 2020 ACS - US Census



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