

# MEDICAL OFFICE BUILDING IN LINDSAY, CA

231 S Mirage Ave, Lindsay, CA 93247



Sale Price

**\$330,000**

## OFFERING SUMMARY

Building Size:	±3,000 SF
Lot Size:	0.254 Acres
Number of Units:	2
Price / SF:	\$110.00
Zoning:	PO (Professional Offices)
Market:	Lindsay
Submarket:	Farmersville/Exeter/Lindsay
APN:	205-235-004
Cross Streets:	S Mirage & E Apia St

## PROPERTY HIGHLIGHTS

- (2) Suites Consisting of ±2,000 & ±1,000 SF w/ Signage
- Great SBA Loan Candidate With \$33K Down
- Operating Rooms, Private Offices, Reception, & Private Garage
- Both Suites Are Currently Occupied | Call Agent For Details
- Well-Known Freestanding Building w/ Private Parking
- Private Rear Fenced Parking Lot w/ Shaded Structures
- Upside in Leasing Potential or Owner/User Occupancy
- Excellent Presence Surrounded with Quality Tenants
- Ample Private Parking w/ Mirage Street Frontage
- ±96,764 Residents Within 10-Mile Radius
- Convenient Location Between CA-65 & CA-137
- Ethernet/Phone Cabling Throughout & Wireless Internet Ready
- Reasonable Seller Financing Terms Available w/ 25% Down

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### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

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### PROPERTY DESCRIPTION

±3,000 SF freestanding office building with private parking on a ±0.258 acre lot. As a current dental office, Suite 233 of ±2,000 SF offers an open layout which has a receptionist area, (3) operatory rooms, (2) business offices, an open kitchen area, (3) restrooms, & multiple storage closet spaces. Suite 231 offers an open layout with receptionist area, private offices, small kitchen area, & restrooms. The exterior features a private garage with access to a fenced private rear parking lot with (2) shaded structures. Space is in well maintained condition, offering endless potential for the interior to easily be molded to the next occupants desired layout. Located on the corner of S Mirage Ave offering outstanding frontage and visibility.

### LOCATION DESCRIPTION

This property is located on the Northwest corner of S Mirage St & E Apia St in Lindsay, CA. The property is North of E Apia St, South of E Lewis St, West of S Elmwood Ave and East of S Mirage Ave. Surrounding tenants include McDonalds, Burger King, Starbucks, Dollar General, Taco Bell, Auto Zone, Savemart, Dollar Tree, Valero, Fastrip, Tonys Pizza, Bank of the Sierra, Arco, Bob's Drive In, Primos Tacos, & many others!



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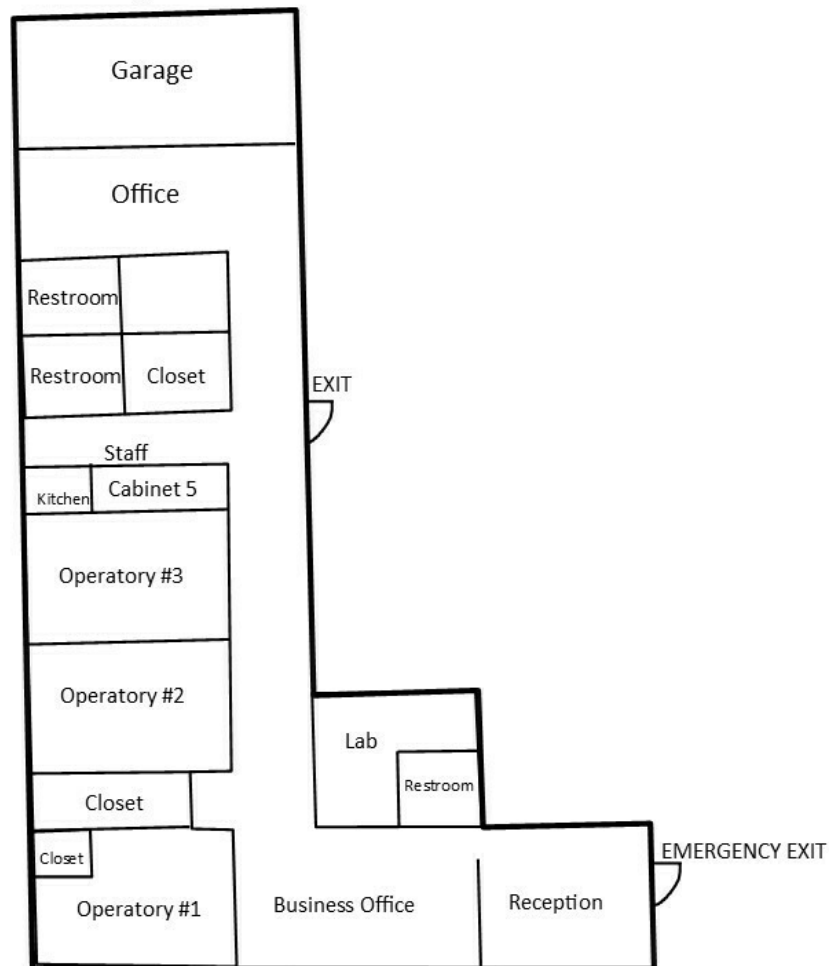
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233 S Mirage Ave

±2,000 SF



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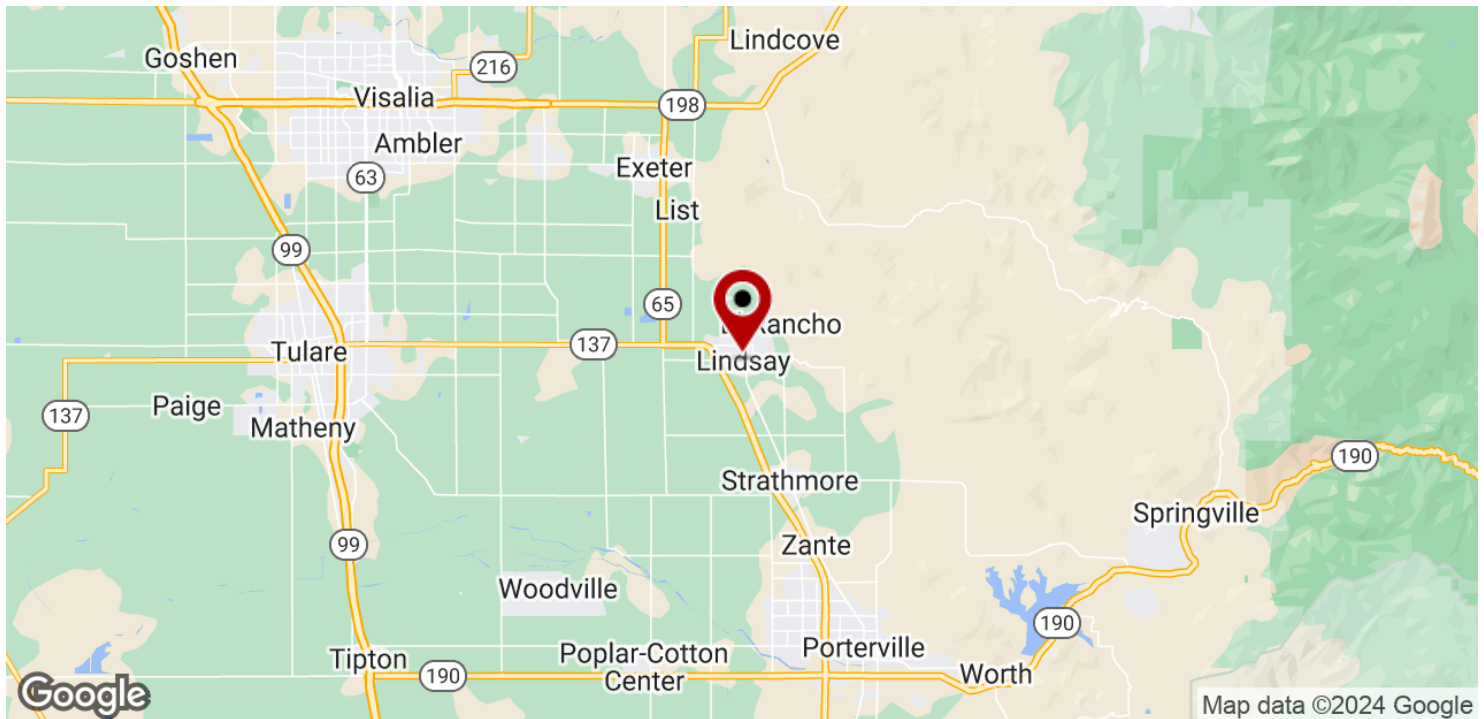
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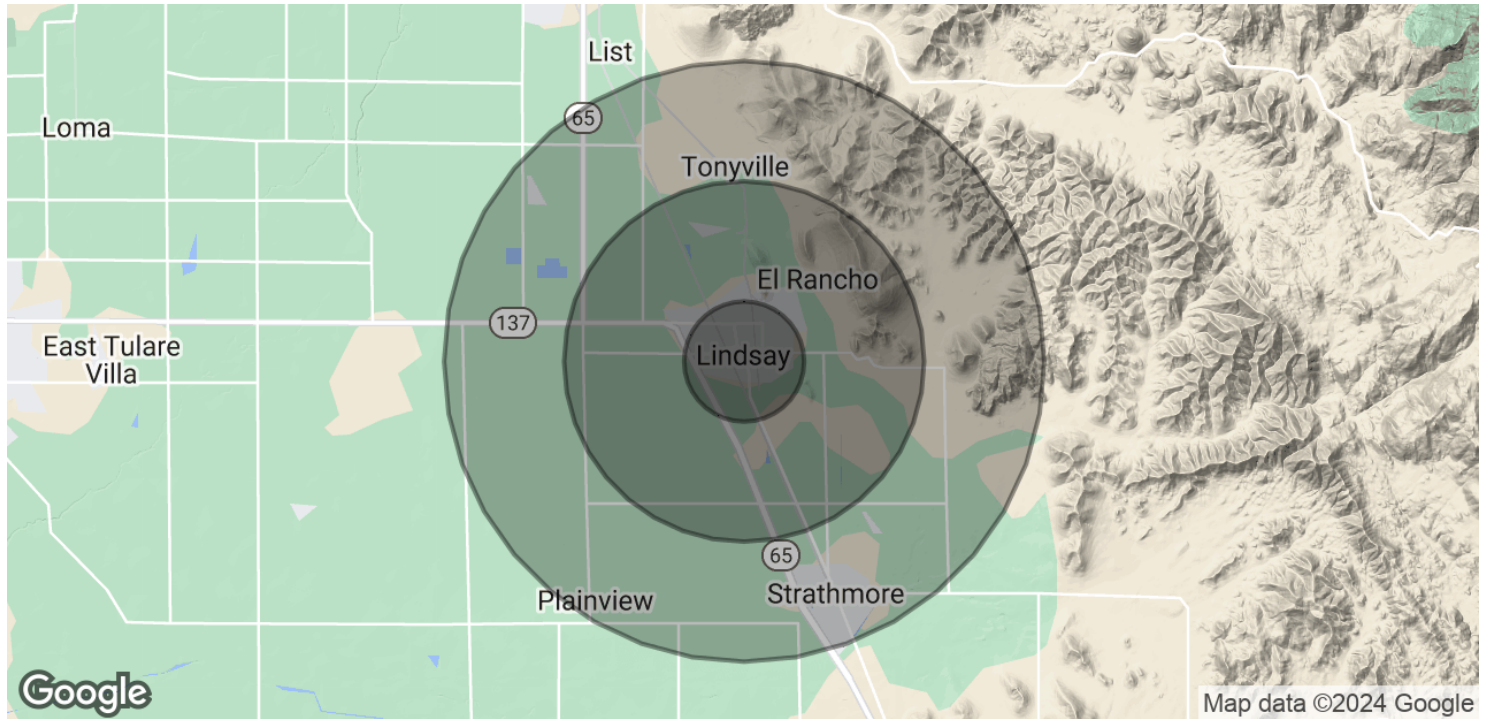
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,117	15,630	21,843
Average Age	30.4	34.3	36.2
Average Age (Male)	30.4	32.9	33.1
Average Age (Female)	32.0	35.0	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,815	4,967	7,009
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$42,216	\$46,344	\$45,822
Average House Value	\$207,889	\$203,395	\$200,386

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	87.7%	83.5%	80.3%

\* Demographic data derived from 2020 ACS - US Census

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