

INDUSTRIAL FOR SALE

HIGH EXPOSURE FREESTANDING BUILDING LOCATED IN DOWNTOWN LINDSAY

173 S Elmwood Ave, Lindsay, CA 93274



Sale Price

\$260,000

PROPERTY HIGHLIGHTS

- Mounted 1957 Chevy On Pole INCLUDED w/ Sale
- Prime Alternative To New Construction
- ±2,455 SF Freestanding Building w/ Flexible Zoning
- Ready For Immediate Occupancy | Downtown Location
- ±0.16 Acre Lot: Fully Fenced Paved Yard Area
- Fully Insulated w/ Skylights Throughout
- Excellent Access To All Major Freeways
- (1) Ground Level Door w/ 14' Clear Height
- Heavy Power | Additional Exterior Storage Structure
- Large Private Office, Storage Areas, Open Showroom
- Flexible Zoning That Allows Many Uses

OFFERING SUMMARY

Building Size:	2,455 SF
Lot Size:	0.16 Acres
Price / SF:	\$105.91
Zoning:	CS (Service Commercial)
Market:	Visalia/Porterville
Submarket:	Farmersvle/Exeter/Lindsay
Cross Streets:	Elmwood Ave & Honolulu St
APN:	205-271-039

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PROPERTY DESCRIPTION

Clear-span freestanding industrial building totaling $\pm 2,455$ SF located on ± 0.16 acres of land near a high traffic area. This move-in ready deal is like-new offering an ideal configuration offering direct S Elmwood exposure, flexible floorplan, an additional covered storage area & storage container, ideal infill location, & easy access to the vibrant downtown area. This building consists of large open showroom, (1) private office, storage room, (1) roll-up door, & private restroom. The exterior offers ample parking, multiple access points, separate storage container, & covered storage structure. Flexible Zoning also allows for many uses allowed in this desired area. Currently, negotiations are underway between the city of Lindsay and a developer for the construction of a 140-unit apartment building with bottom-floor retail on the vacant lot adjacent to this property.

LOCATION DESCRIPTION

This property is located on Elmwood Ave & Apia St in Lindsay, CA. The property is North of Apia St, South Of Honolulu St, West of Elmwood Ave and East of Sweetbriar Ave. Property is located near W Hermosa St creating convenient access to Hwy 65. Surrounding tenants include McDonalds, Taco Bell, Burger King, Starbucks, Subway, Savemart, Little Caesars, AMPM, Dollar Tree, Rite Aid, Dollar General, Bank of the Sierra, & many others!



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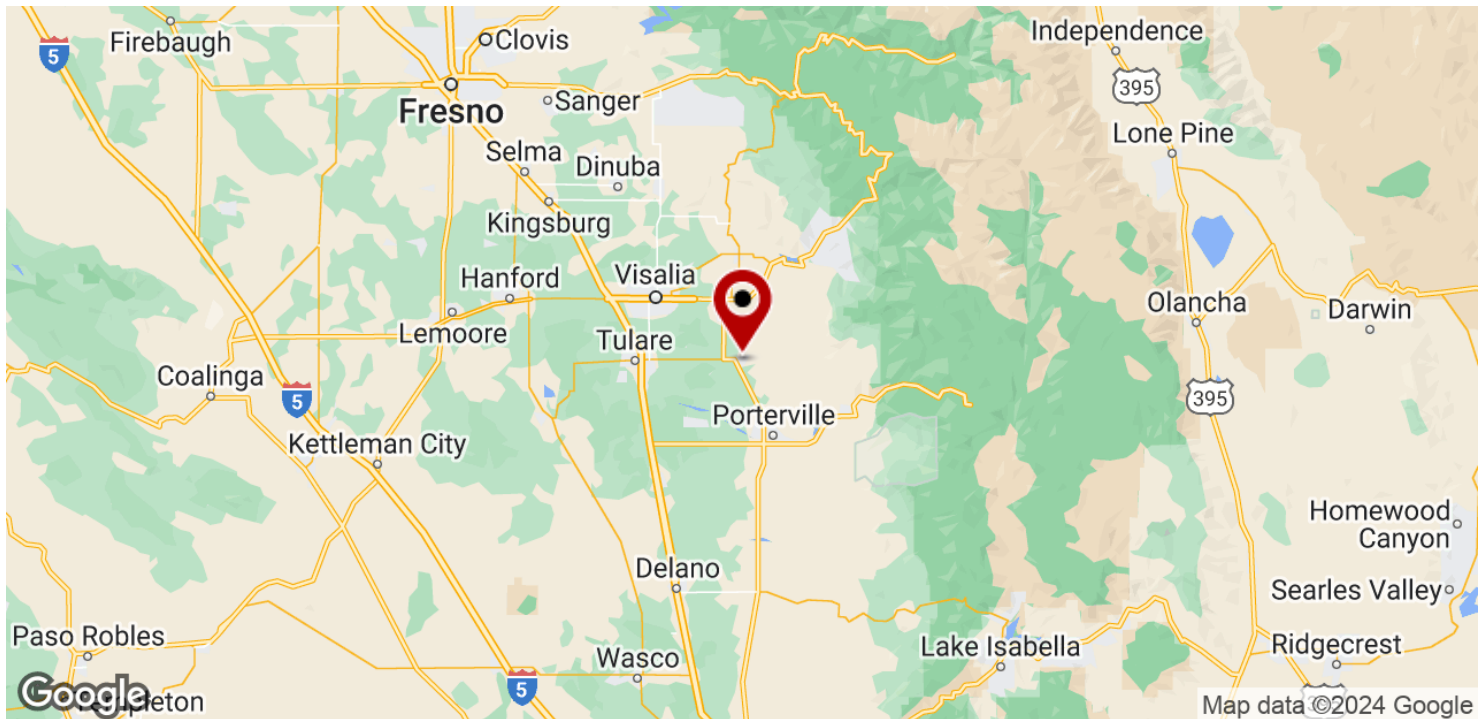
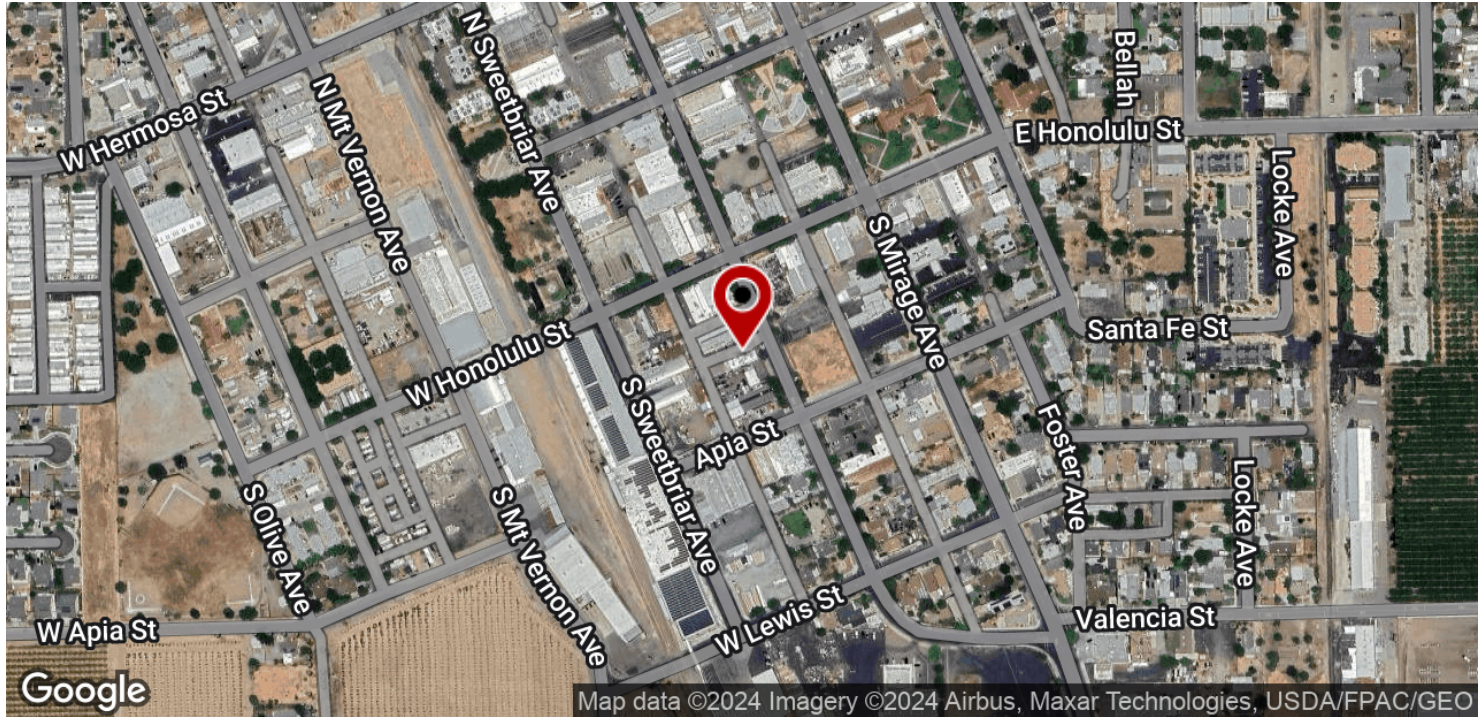
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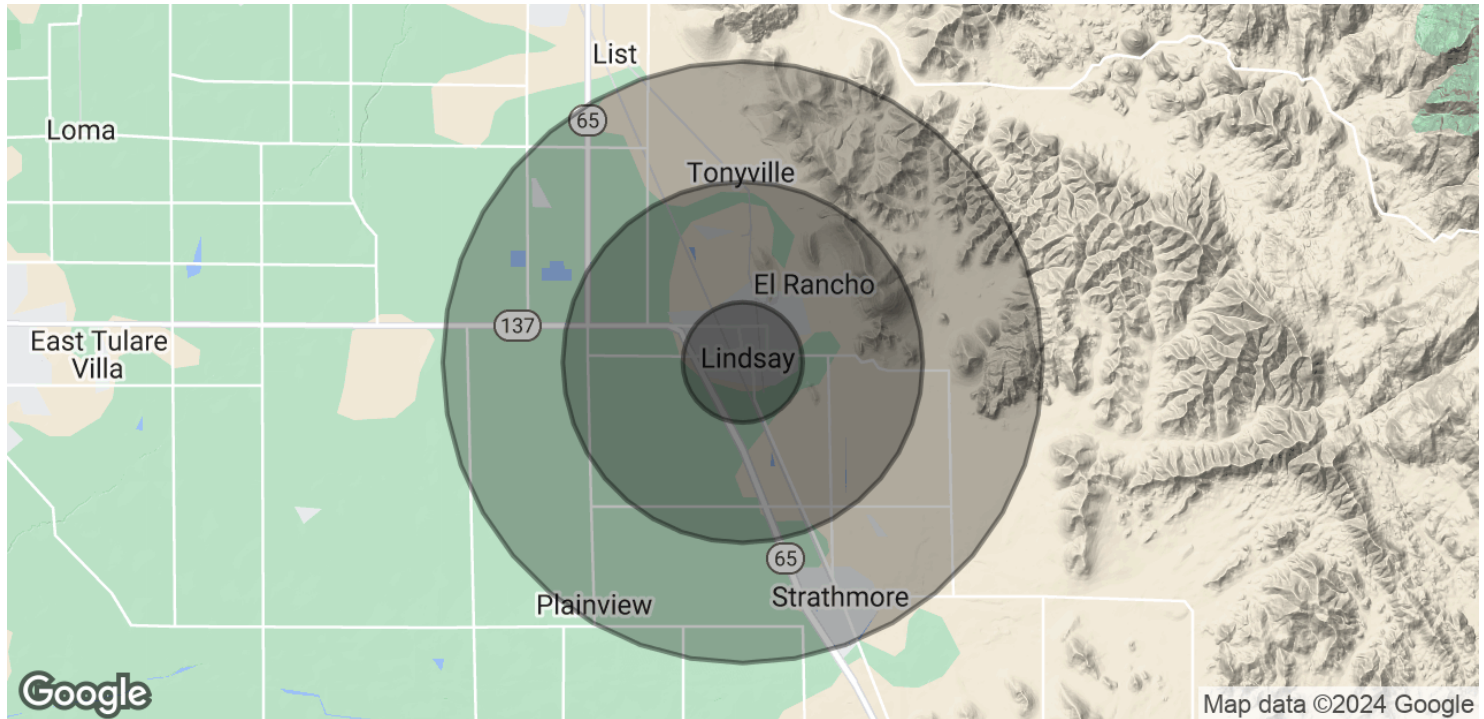
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,032	15,641	21,853
Average Age	30.7	34.3	36.2
Average Age (Male)	30.6	32.9	33.1
Average Age (Female)	32.1	35.0	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,792	4,974	7,017
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$42,075	\$46,291	\$45,798
Average House Value	\$209,423	\$203,364	\$200,579
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	87.8%	83.5%	80.3%

* Demographic data derived from 2020 ACS - US Census

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