

INDUSTRIAL OWNER-USER OPPORTUNITY

Warehouse • Office • Secure Yard • Loading Access

\$435,000

**1334 W GOSHEN AVENUE
VISALIA, CALIFORNIA 93291**

Presented by Darcy R. Staberg | DS Realty Inc.



\$435K

ASKING PRICE

2,614 SF

BUILDING AREA

18,632

SF

SITE AREA

0.43 AC

LOT SIZE

CSO

ZONING*

093-083-

034

APN

A versatile owner-user property combining updated office space, enclosed shop/warehouse improvements, secure gated access, extensive concrete yard area, loading access and additional open storage land.

KEY HIGHLIGHTS

- Updated office with exposed brick accents
- Enclosed shop with restroom
- Large fenced and gated yard
- Substantial concrete parking/storage area
- Raised loading platform and ramp access
- Flexible layout for contractor or service users

**Zoning and permitted uses should be independently verified with the City of Visalia.*



LOADING ACCESS



UPDATED OFFICE



ENCLOSED SHOP



OPEN YARD AREA

POSITION YOUR BUSINESS FOR WHAT COMES NEXT

Darcy R. Staberg

Broker / Owner | DS Realty Inc.
CalDRE #01820923

559-827-5757
darcy@darcystaberg.com

1334 W Goshen Avenue | Visalia, CA 93291

All information is believed reliable but is not guaranteed. Buyer should independently verify all measurements, zoning, permitted uses and property conditions.

