



# GRAHAM & ASSOCIATES

Downtown Visalia Property For Sale: 309-311 W Oak Avenue Visalia, CA 93291

1005 N Demaree Street  
Visalia, CA 93291  
O | 559-754-3020  
F | 559-429-4016

Collin Kapigian  
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(559) 967-5565  
[www.mdgre.com](http://www.mdgre.com)

**PROPERTY DETAILS**

**Address:** 309 – 311 W Oak Ave Visalia, CA 93291

**APN:** 094-337-003-000

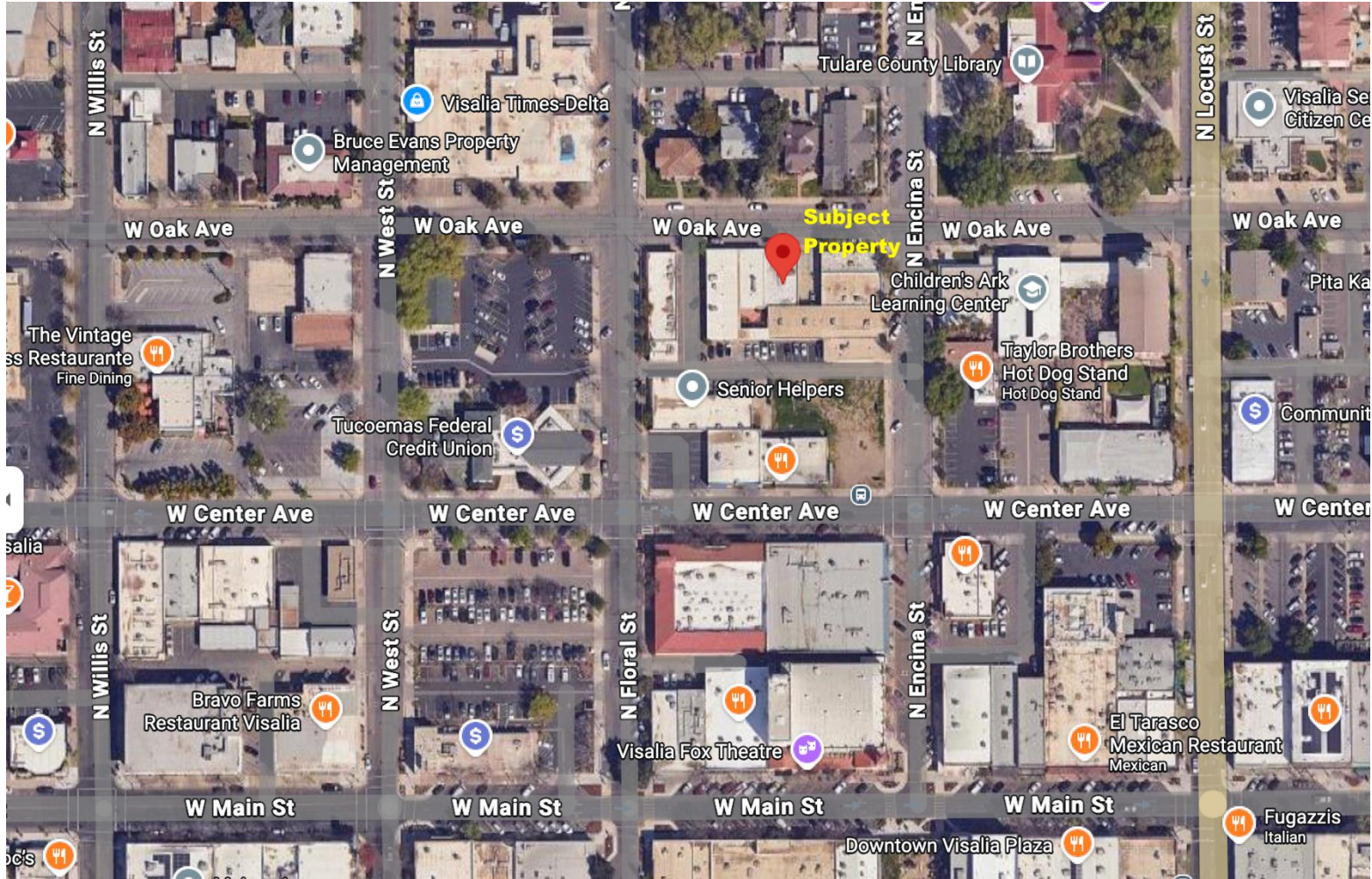
**Total Building Size :** +/- 2,128 Sqft

**Total Lot Size:** +/- 2,158 Sqft

**Remarks:** Unique opportunity to acquire a versatile commercial property in the heart of Downtown Visalia. Ideally located within walking distance of top restaurants, the Fox Theater, and the County Library, this property sits in a highly desirable and active area. The asset offers excellent accessibility while maintaining a sense of privacy. Configured with two addresses, it can function as a single cohesive space or be easily divided for dual occupancy, providing flexibility for a variety of business or investment strategies. The building is move-in ready and well-suited for retail or office users seeking a central location in a growing market. With an adaptable layout and prominent street presence, this property presents an attractive opportunity for both immediate owner occupancy and long-term investment.

**Purchase Price: \$525,000**

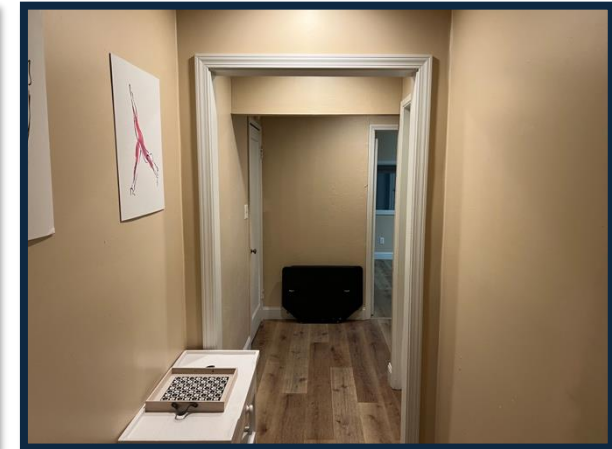
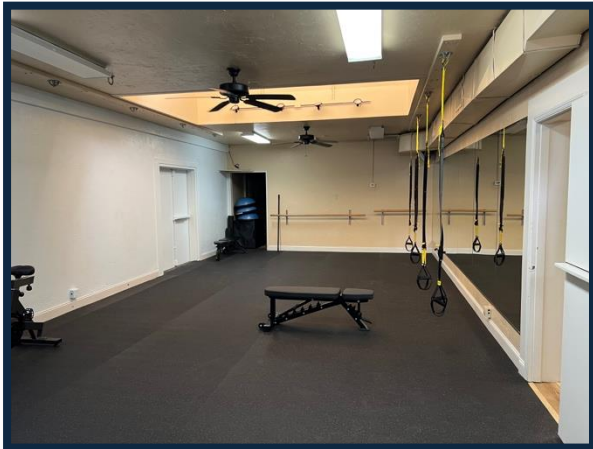
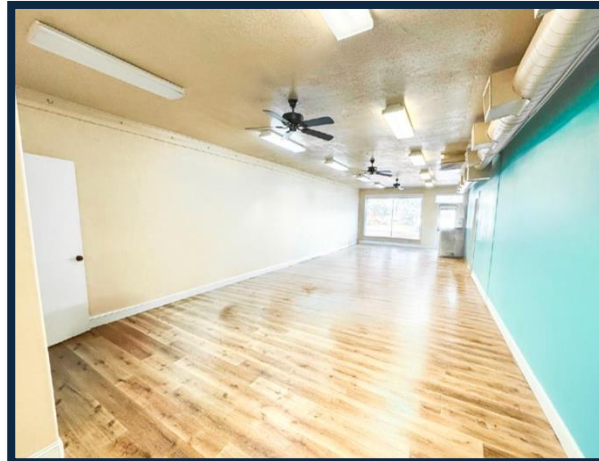
# LOCATION MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE T O BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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PROPERTY PHOTOS



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