

19.59±
ACRES

AVE. 9 COLD STORAGE
MADERA COUNTY, CALIFORNIA

\$750,000

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

- 3,800± SQUARE FEET OF COLD STORAGE
- TWO RENTAL HOMES
- MADERA IRRIGATION DISTRICT

AVE 9 COLD STORAGE

MADERA COUNTY, CA

19.59± ACRES

\$750,000

PROPERTY LOCATION

MADERA

MADERA RANCHOS

County Rd 33112

99

SUBJECT

Ave 9

RD 33

Ave 8

FRESNO



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PROPERTY INFORMATION

DESCRIPTION

The property is 19.59± acres of open ground in Madera Irrigation district with an older cold storage facility and office space. There is easy access to Hwy 99 off Ave 9 with the on/off ramp being about 1.2± miles to the west of the property. There are two small homes being rented out on a month-to-month basis and a cold storage facility that has not been operated in roughly 15± years, but the tenant is still paying rent. The current tenant for the cold storage facility plans to remove all equipment that remains on the property or is open to reviewing offers for the equipment to be purchased separate from the land.

LOCATION

The subject property is located roughly 1.2± miles east of Highway 99 on the north side of Ave 9. Physical Address: 32565 Ave 9 Madera, CA 93636.

LEGAL

Madera County APNs: 047-330-011, 047-330-012, 047-330-013. Located in a portion of Section 13, Township 12S, Range 18E, M.D.B.&M.

ZONING

ARE-20, Agricultural Exclusive - 20 acres. The property is not enrolled in the Williamson Act.

WATER

The property is located within Madera Irrigation District and entitled to receive surface water. There is an MID turnout for APN 047-330-012, but the property has not received water deliveries in many years. There is one submersible well which provides water for the buildings and two rental houses.

SOILS

See soils map included.

BUILDINGS

Office Building/Cold Storage:

- Two separate cold storages totaling roughly 3,800± square feet
- 600± square feet of office space including 3 private offices
- 2,500± square feet of additional storage space
- 3 truck bays with 2 of them having loading doors directly in to the cold storage
- The tenant has been renting the property for the last 30± years. For the first 15± years the tenant operated a dehydrating and concentrating business. For the last 15± years the tenant has been paying rent but not operating the facility. Tenant plans to remove the remaining equipment on the property but is open to selling it to a new buyer if they are interested.

*All figures are estimates. Buyer is responsible for verifying square footages.

Rental Homes:

32503 Ave 9

- 1,100± square feet
- 3 bed / 1 bath
- Tenant renting month to month

32747 Ave 9

- 1,100± square feet
- 3 bed / 1 bath
- Tenant renting month to month

* Buyer is responsible for verifying square footage.

PRICE/TERMS

\$750,000 cash at the close of escrow.



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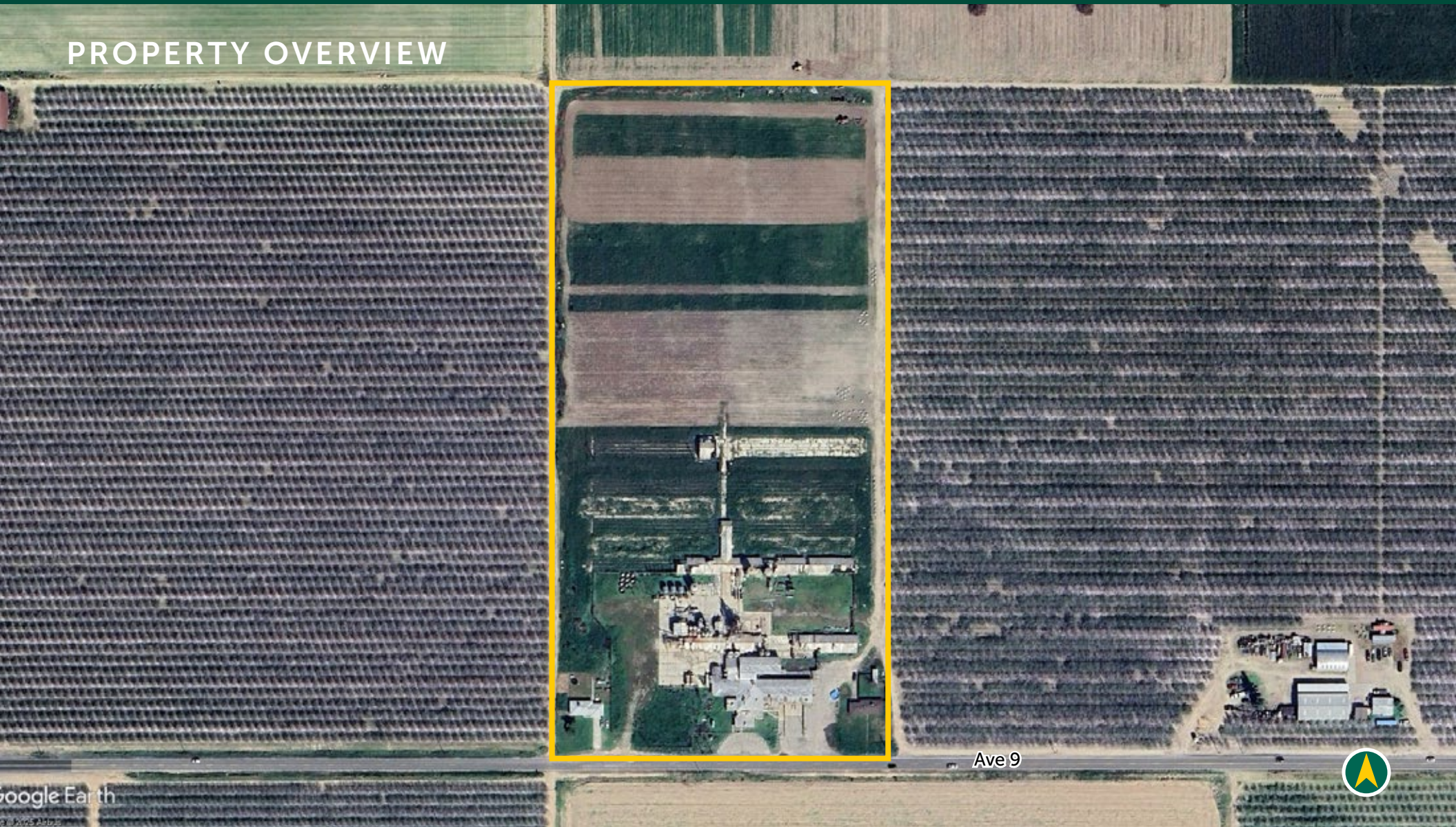
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MADERA COUNTY, CA

19.59± ACRES

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PROPERTY OVERVIEW



Google Earth



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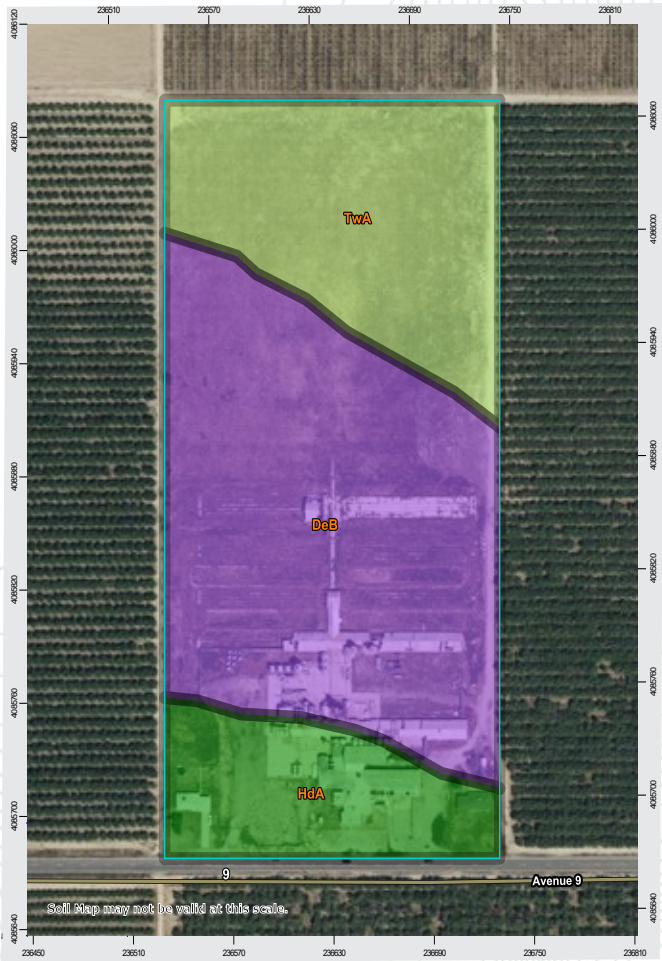
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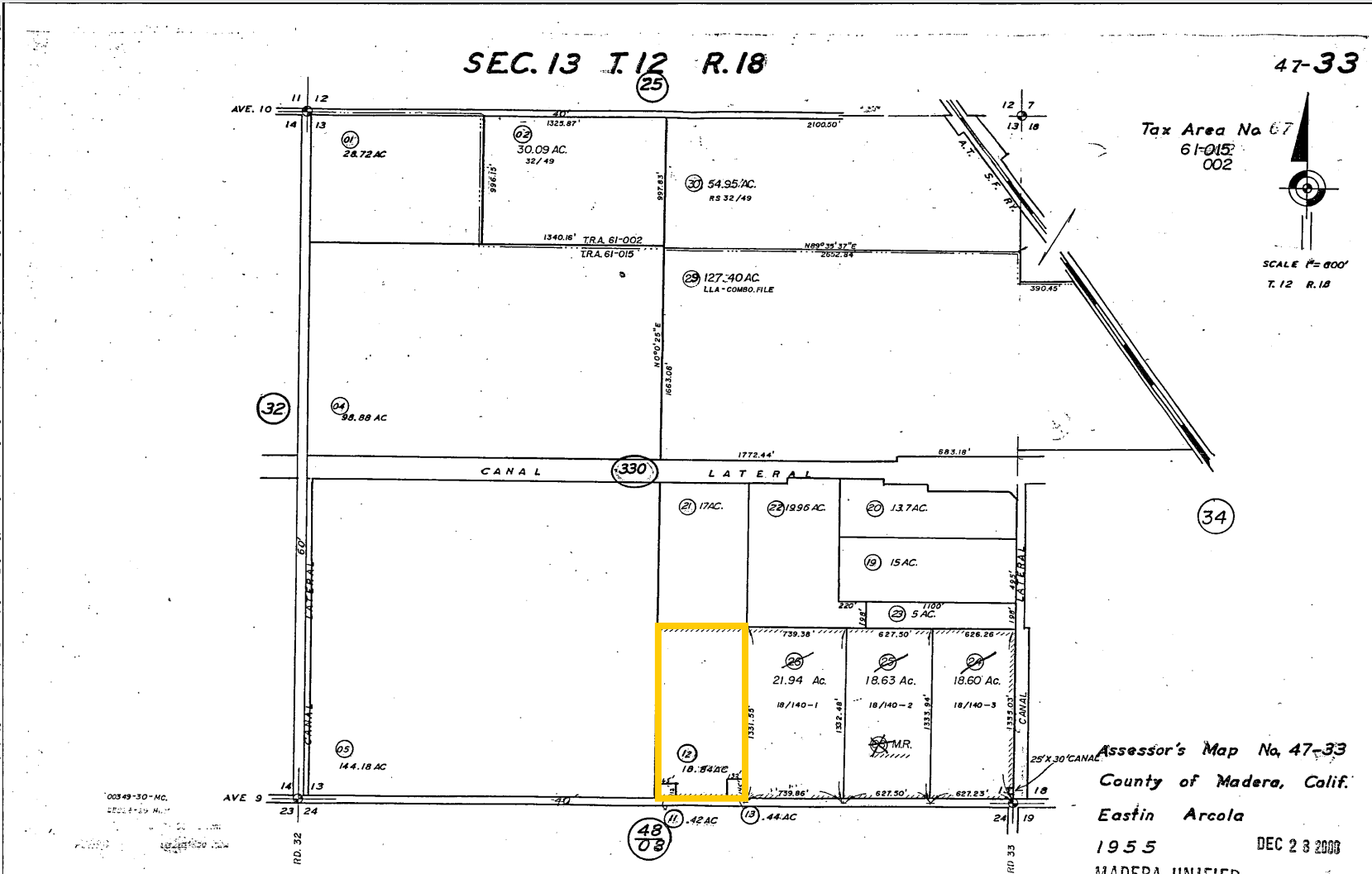
SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
DeB	Delhi sand, 3-8% slopes, MLRA 17	Grade 3 - Fair
TwA	Tujunga loamy sand, 0-3% slopes	Grade 2 - Good
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0-3% slopes	Grade 1 - Excellent

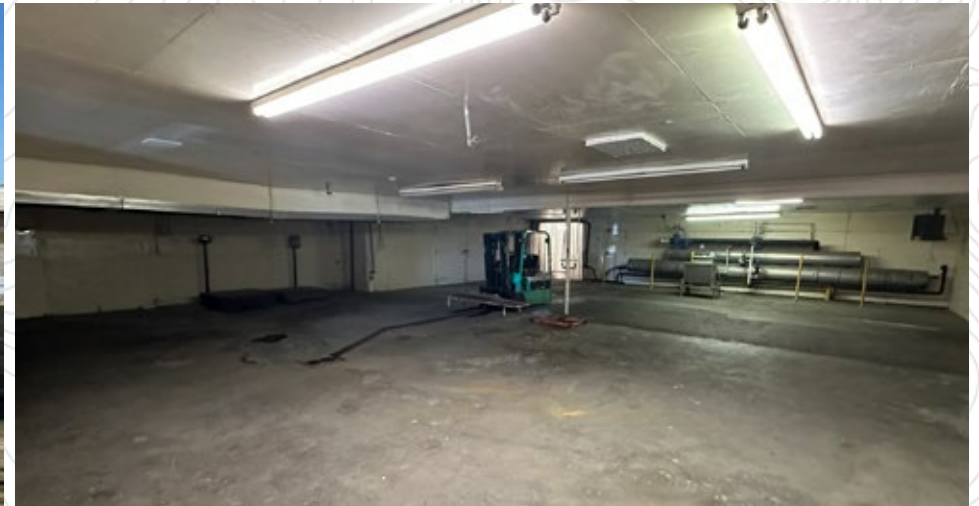


PARCEL MAP

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



PROPERTY PHOTOS



EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



OFFICES SERVING
THE CENTRAL VALLEY

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