

# FOR SALE

Exclusively Presented By: The Pearson Companies



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AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*



**GRUBB & ELLIS.**  
Pearson Commercial  
*Independently Owned and Operated*

## 10.5± Acres, HIGHWAY 198 COMMERCIAL BUILDING AND LAND



**DESCRIPTION:** This is a great opportunity to own a commercial site on a scenic highway drive to the Sequoia National Park in Tulare County, California. The building is at the junction of State Highway 198 and Highway 216. California Department of Transportation states that 7,050± cars pass by this site daily. There is also acreage behind the building that would make a scenic spot to build a custom home.

**BUILDINGS:** There is a 2,400± square foot commercial building. Included in this square footage are a 1,500± square foot retail area and a 900± square foot kitchen area. There are two bathrooms and a wrap around porch of 1,300± square feet. The personal equipment is available for an additional price. There is a paved parking lot on the front of the building.

**LOCATION:** 33454 Sierra Drive, Lemon Cove, California

**LEGAL:** Tulare County, APN 113-160-014. Property taxes are \$1,662.22 for the 2009/10 year.

**ZONING:** The building has a temporary C-1 zoning. A Buyer will need to apply with the county in 2014 for a permanent C-1 zoning. The remaining open land is zoned AE-40 and is in the Williamson Act ag preserve which will expire in 2014. C-1 commercial uses include restaurants, offices, grocery stores and gas stations. Contact agent for complete list.

**WATER:** Provided to the building by a 3HP submersible pump and well. There is no irrigation water for the land.

**PRICE & TERMS:** \$425,000. Seller financing is available to a qualified Buyer with 25% down payment.

### FOR MORE INFORMATION CONTACT:

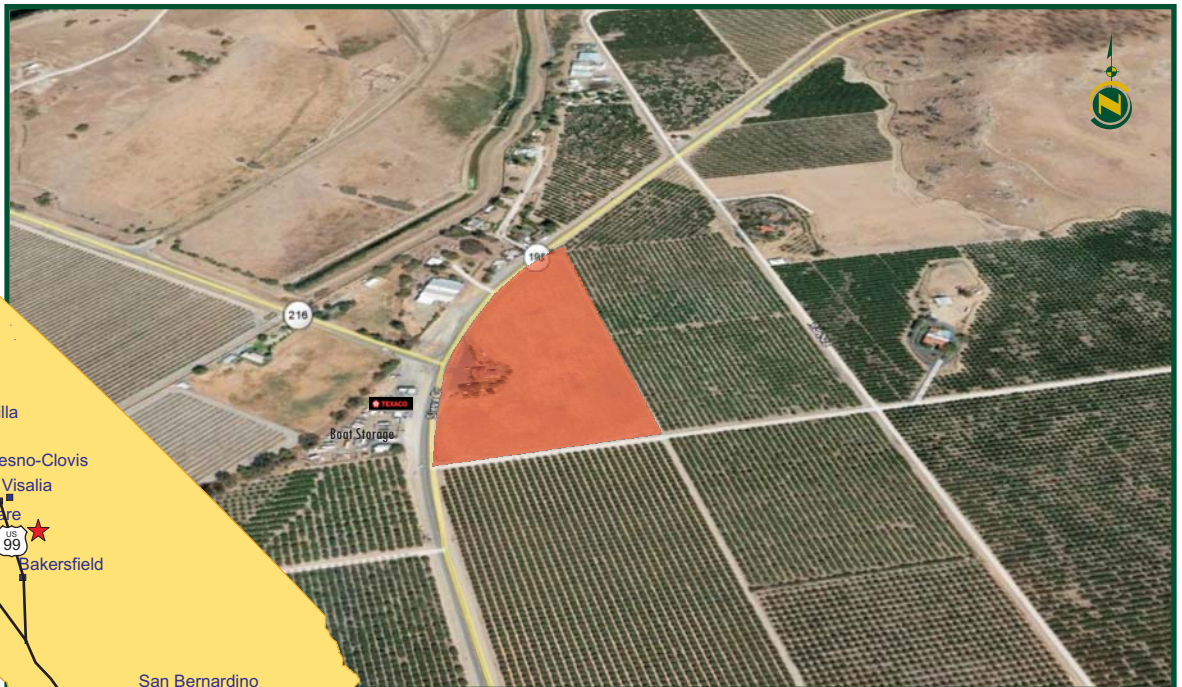
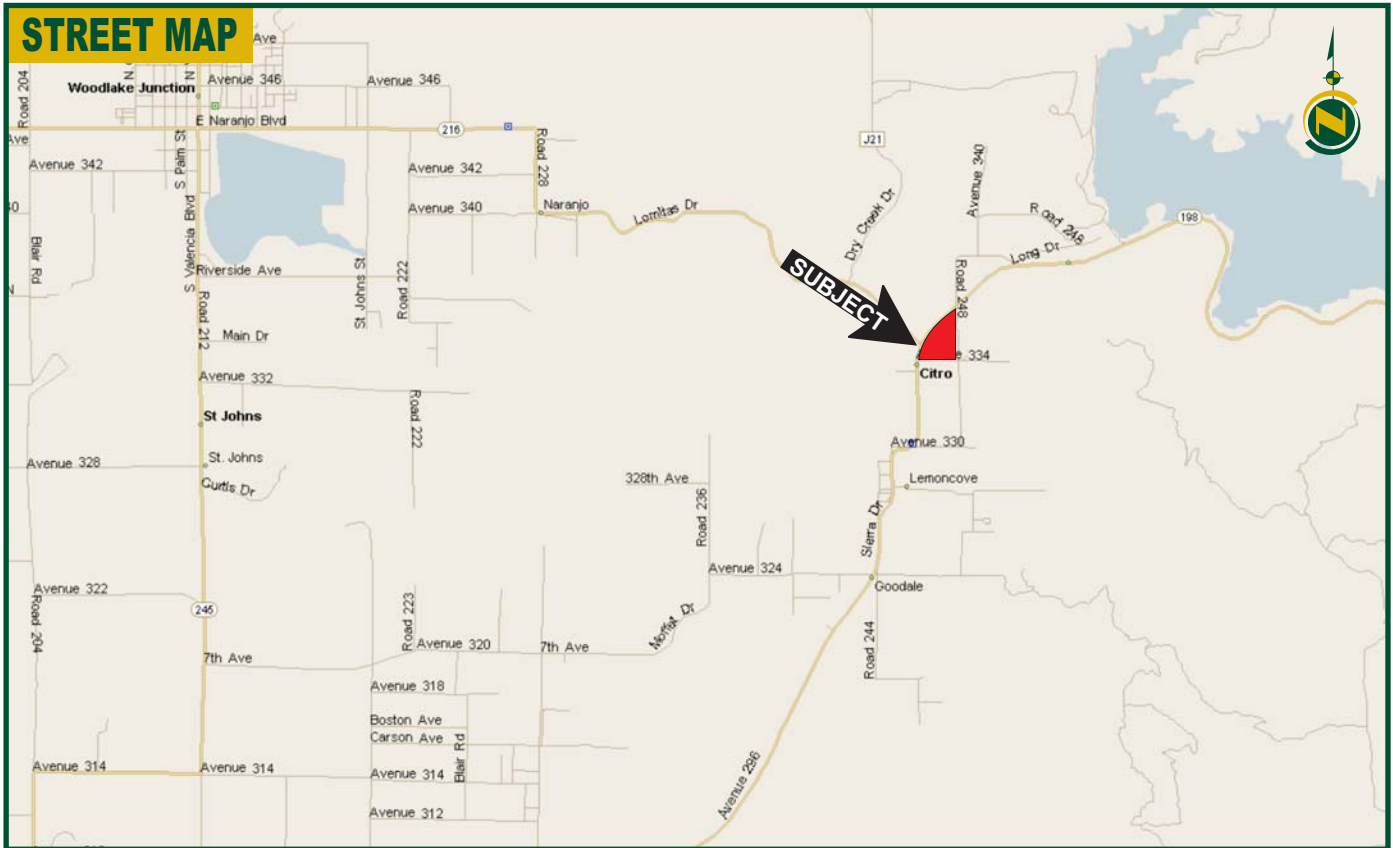
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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

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## FROM INSIGHT TO RESULTS

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