

FOR SALE

**Commercial Lot .782 Ac./ 31,105 S.F. - Zoned C-4
Tulare Ca.—Tulare St. & Laspina Next to Rite Aid**

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909



FOR SALE

.782 Acres/ 34,069 S.F.

List Price \$325,000.00

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Price: \$ 315,000.00

Zoned: C-4 Possibly Residential with a Conditional Use Permit.. **View attachment for property uses.**

APN: 177-132-050 (.782 Acres / 34,069 S.F.)

Marketing Notes:

Located on the Southside of the new Rite Aid on the corner of Tulare Street & Laspina. Located on the eastside of Tulare where residential growth continues to grow. Laspina Street is one of the mains streets in Tulare Starting from Prosperity Del Lago residential community to the Tulare Golf Course south of Tulare.

This property is zoned C-4 (Service Commercial). This means that it is meant to have a commercial use on the property. However, the zone does allow you to establish a residential use with the approval of a Conditional Use Permit by the City of Tulare Planning Commission.

Laspina Road Frontage: 70 ft. width- Depth 380 ft.—200 ft. South of Tulare Ave .

Location: Tulare Street and Laspina South of Tulare Street on the west side of the road.

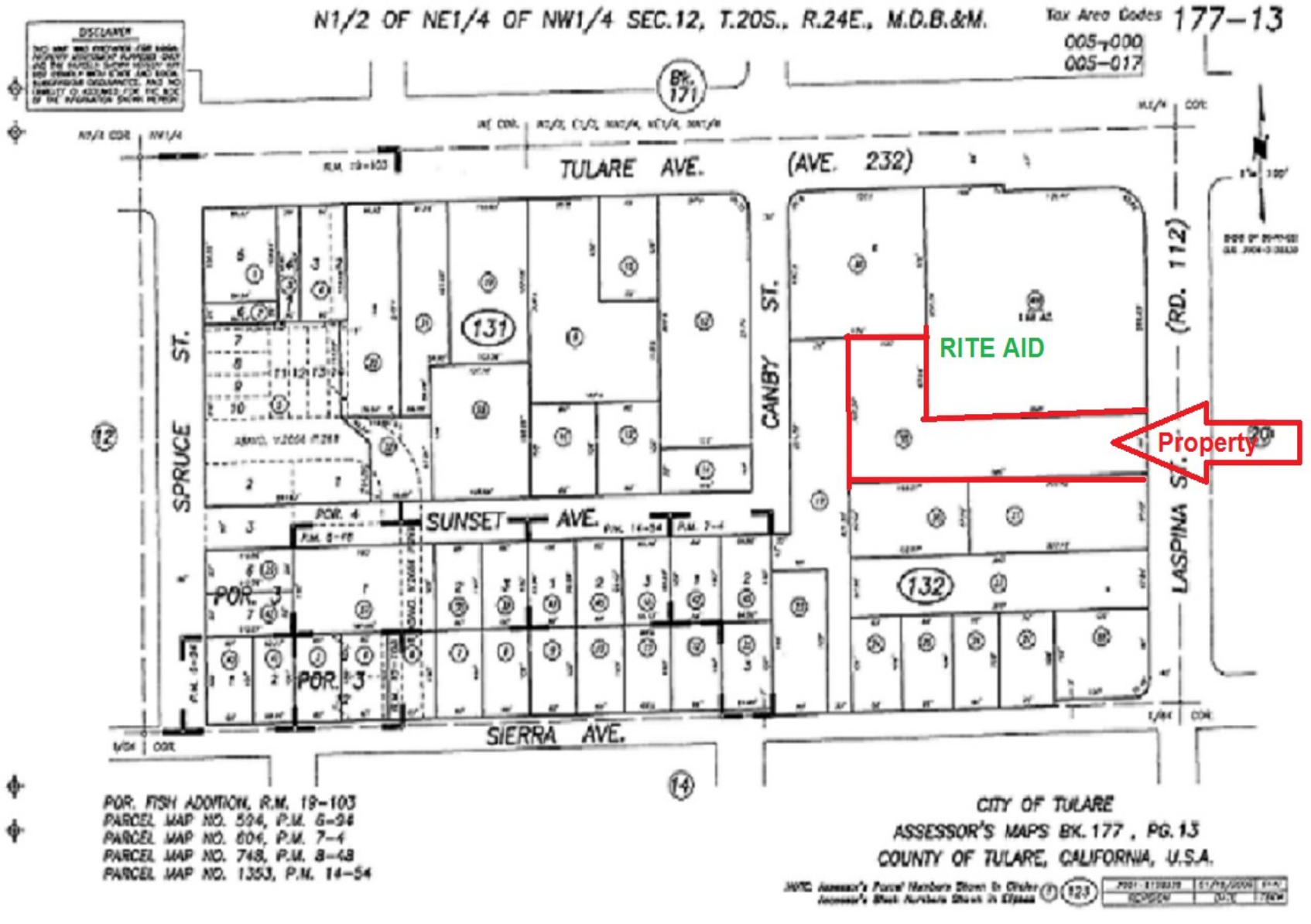
Neighboring Business: .CVS Pharmacy,

Terms: Cash,1031 Exchange

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Parcel Map

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