



HOEKSTRA & ASSOCIATES, INC.

HANFORD COMMERCIAL (CS)



24.71 AC

FOR SALE

\$4,200,000

AGRICULTURAL REAL ESTATE PROFESSIONALS

Dan Hoekstra

(805) 839-8292 cell

dan@hoekstra-associates.com

CalBRE-01942198

Russell Waymire

(559) 977-6000 cell

russ@hoekstra-associates.com

CalBRE-01763629



HOEKSTRA & ASSOCIATES, INC.

24.71 ACRES

\$4,200,000

- Location:** The subject property is located at 12642 Hanford Armona Rd, Hanford, CA 93230 adjacent to Highway 198 and Hanford Armona Rd, just East of 13th Avenue.
- Description:** This opportunity is 24.71 +/- acres on one parcel with approximately 20 acres of young almonds. This property offers an excellent location and Highway 198 exposure. The buildings and almond trees provide income and potential tax benefits.
- Parcel #'s:** Kings County APNs 011-010-030
- Zoning:** CS - Commercial Service
- Buildings:** All of the commercial buildings are occupied and provide monthly income. The monthly income is currently \$7,950 per month.
The buildings range in size and monthly rent:
1) The 15,500 SF building rents for \$5,000/mo
2) The 5,000 SF building rents for \$1,100/mo
3) The 3,000 SF building rents for \$750/mo
4) The 2,700 SF building rents for \$600/mo and
5) The 1,625 SF building rents for \$500/mo
- Water & Utilities:** This property has city water, sewer and electric power.
- SGMA:** The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>
- Price/Terms:** \$4,200,000 cash at close of escrow.

The information contained herein has been obtained from reliable sources, however, the accuracy cannot be guaranteed. We assume no responsibility for errors, omissions, or misrepresentations. This offer is subject to change, withdrawal, or prior sale at any time without notice. Contact your legal and tax consultants for further instruction.



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Photos



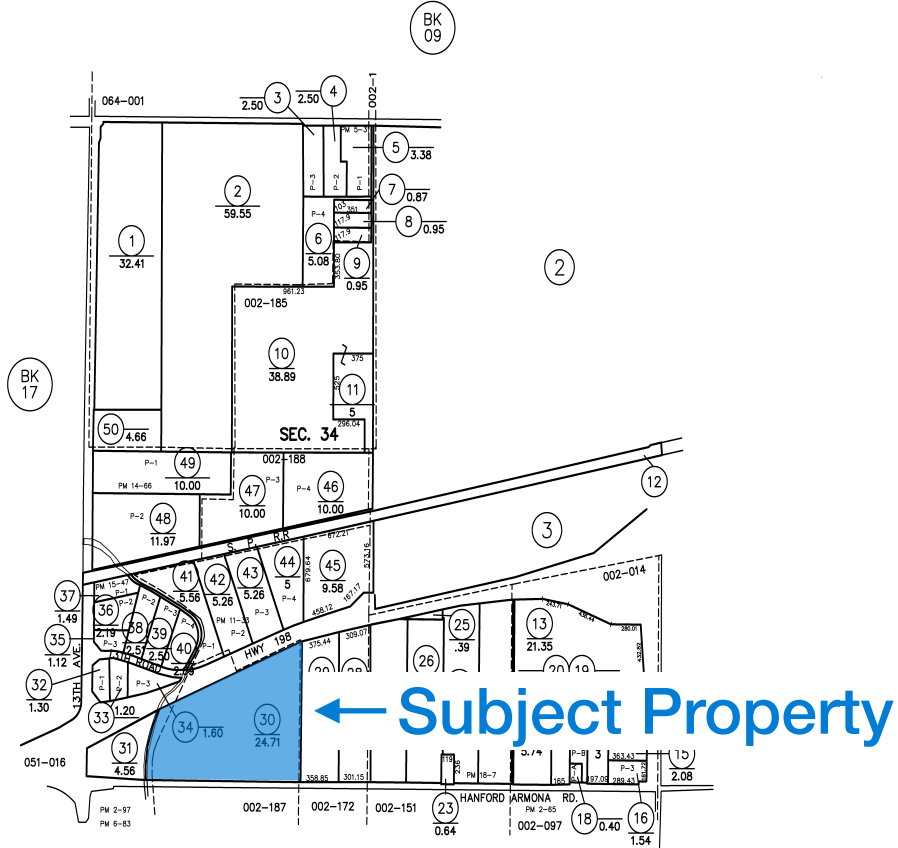


Assessors Map

KINGS COUNTY ASSESSOR'S MAP POR SEC 34/18-21

11-01

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
FEBRUARY 2018



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1" = 800'





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Photos





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