



87 E Morton Ave | Porterville, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

Matt Graham
Lic# 01804235
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to learn more, visit: www.mdgre.com

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Property For Sale

PROPERTY DETAILS

Address: 87 E Morton Ave & 379 North Third Street | Porterville, CA

APN: 253-203-003

Total Acres: 1.30 +/- Acres

Building Size: Fomer Courthouse: 17,522 +/- Sq. Ft.
Former Substation: 3,768 +/- Sq. Ft.
Former Annex Building: 1,200 +/- Sq. Ft.

Zoning Commercial (Surrounded by Retail)

Sales Price \$2,000,000.00

Additional Comments:

Hard to find, full city block available for sale in Porterville. The two story building, formerly home to the Porterville Courthouse and Tulare County Sherriff Substation currently sits as an unoccupied office/administrative buildings. Surrounded by retail shopping centers, QSR's, and more. Situated with prime frontage on Morton Ave, one of Porterville's main thoroughfares. Please call for further details.



Contact Broker:

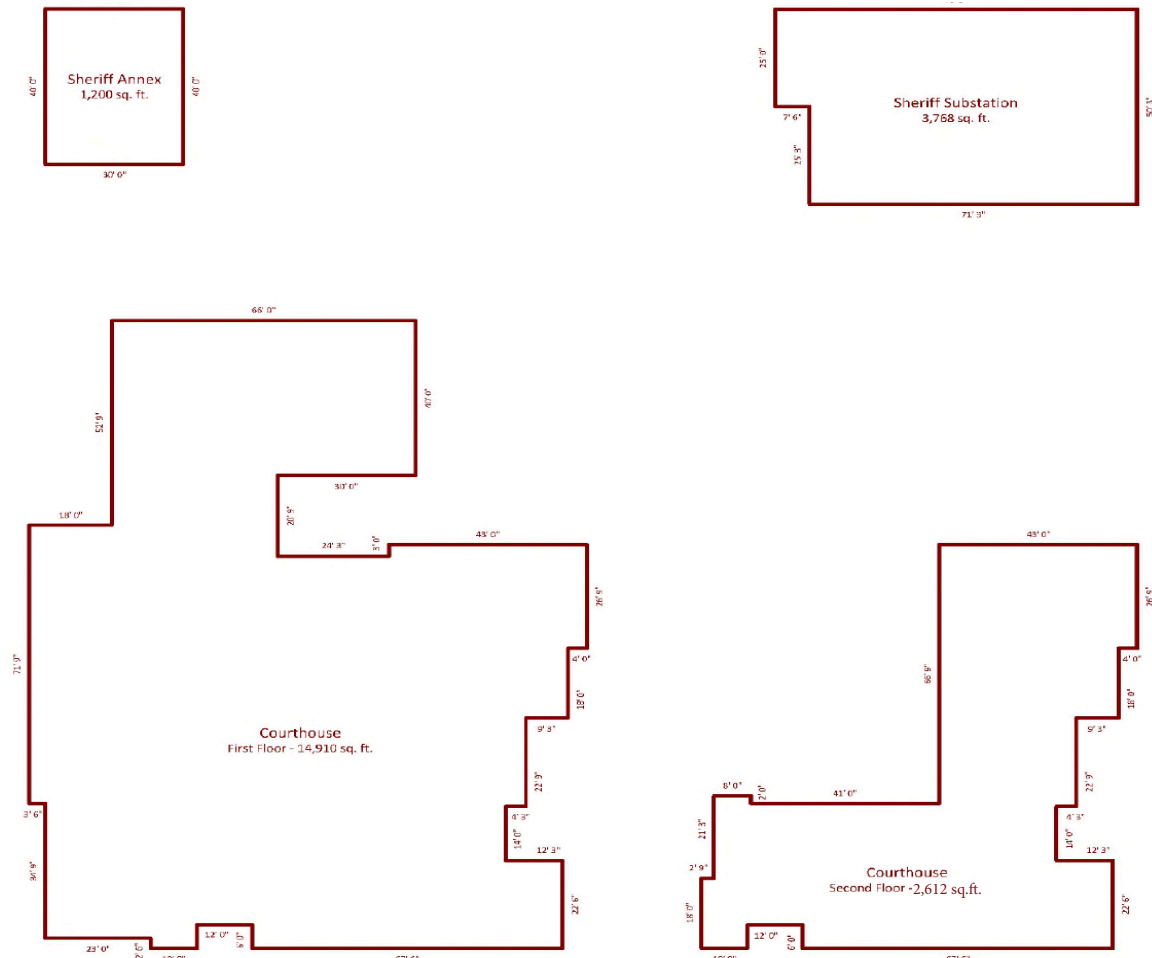
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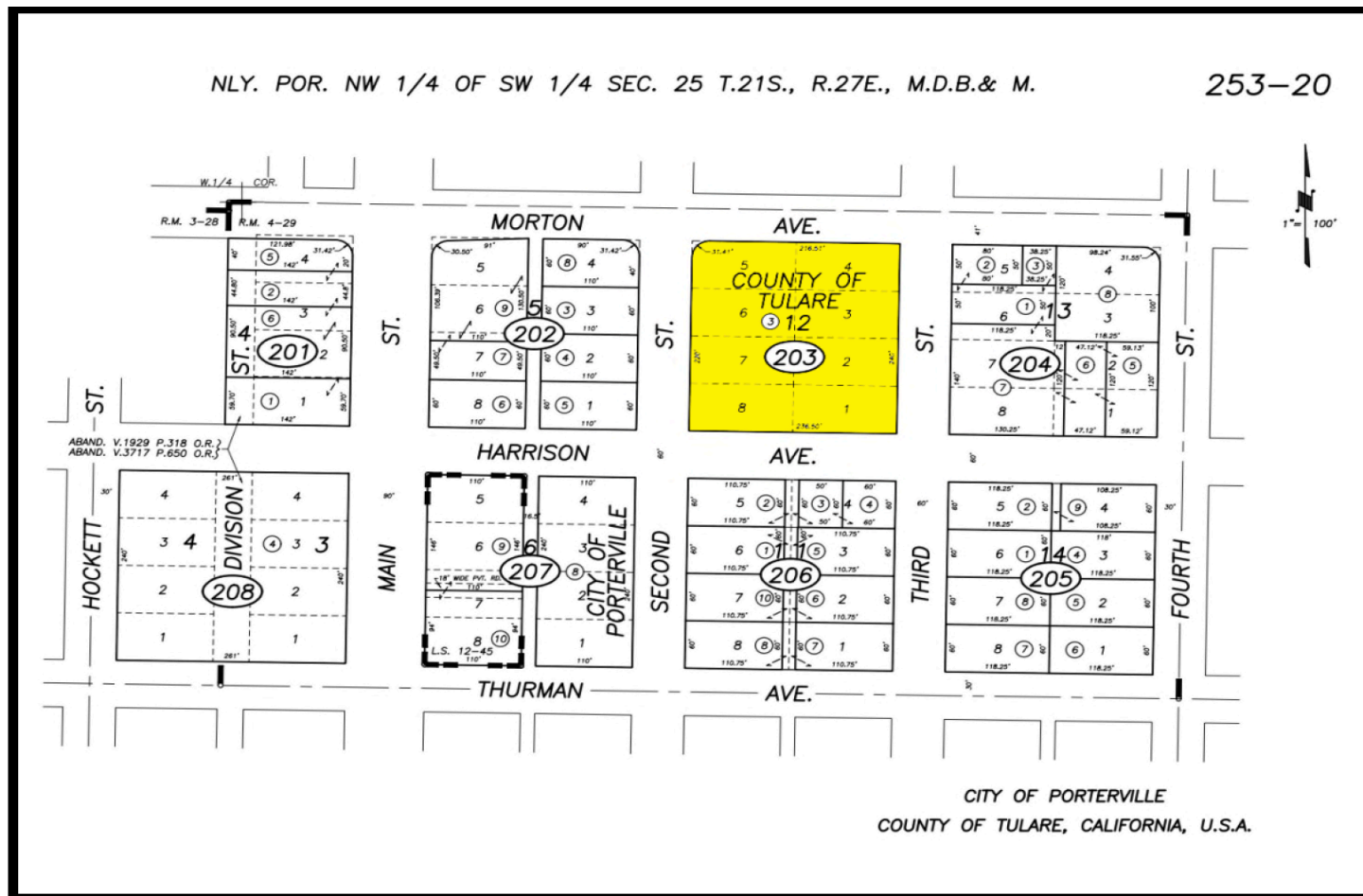
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SITE PLAN

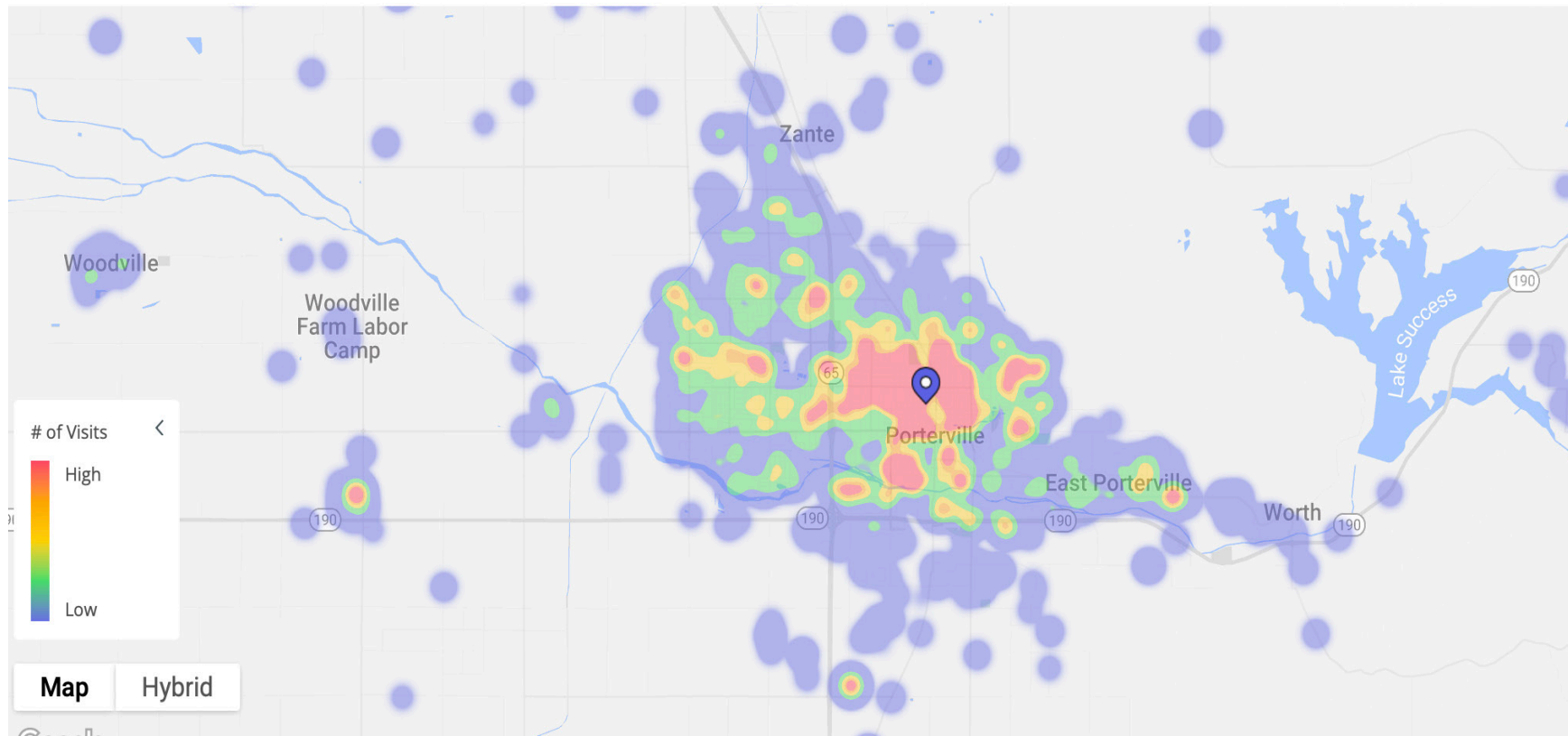


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TAX MAP

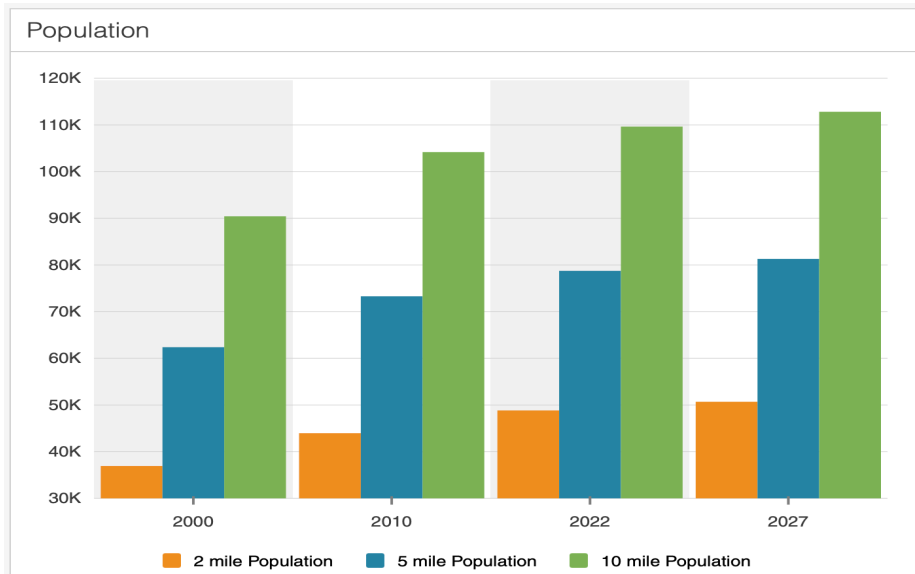


LOCATION VISITOR HEAT MAP

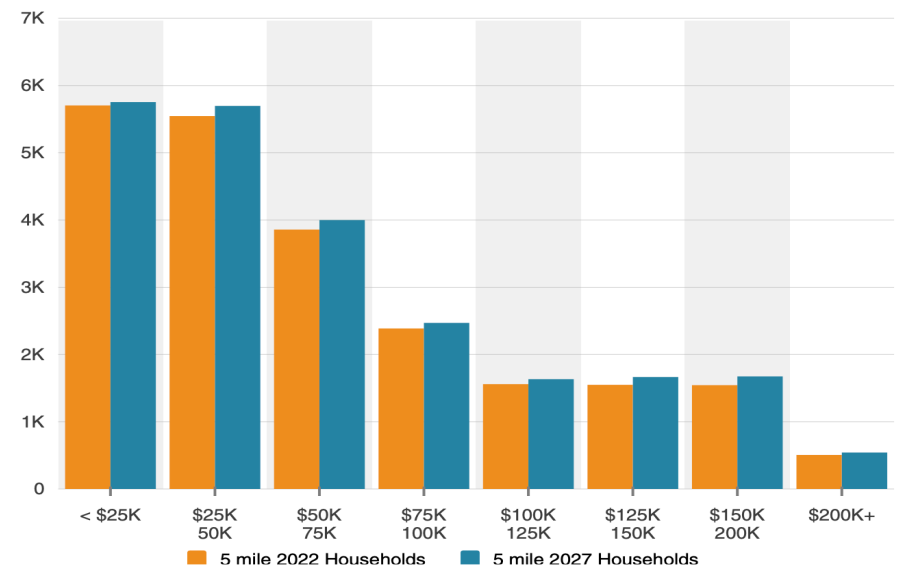


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DEMOGRAPHICS



Household Income

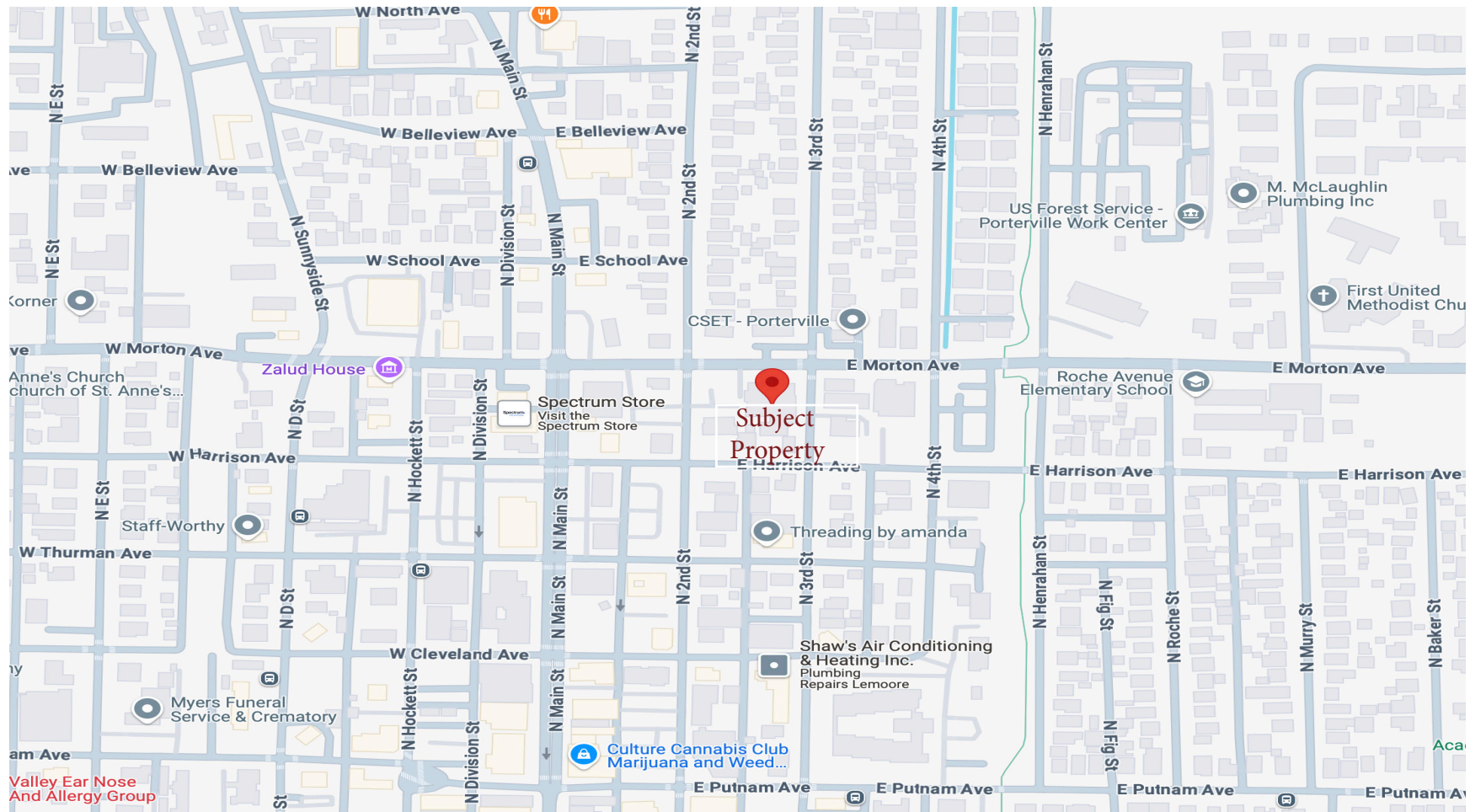


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DEMOGRAPHICS

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
W Henderson Ave	N Prospect St E	10,669	2022	0.19 mi
N Prospect St	W Henderson Ave N	10,881	2022	0.29 mi
N Prospect St	Bel Aire Cir N	10,832	2022	0.29 mi
W Henderson Ave	N Prospect St W	16,336	2022	0.34 mi
65	-	23,911	2022	0.55 mi
W Westfield Ave	N Maston St W	8,932	2022	0.64 mi
N Prospect St	W Pioneer Ave N	4,852	2022	0.78 mi
State Rte 65	W Westfield Ave S	23,076	2022	0.80 mi
W Pioneer Ave	N Westside St W	2,816	2022	0.80 mi
State Rte 65	-	16,890	2018	0.80 mi

LOCATION MAP



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PROPERTY PHOTOS



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