

**Victorian Square** 40713 Highway 41, Oakhurst, CA 93644



John Thor Thor Commercial Real Estate, Inc. 40784 Griffin Dr,Oakhurst, CA 93644 johndthor@gmail.com (559) 668-0411 Ext:



## Primary Photo

Rental Rate:	\$9.60 /SF/Yr
Property Type:	Retail
Property Sub-type:	Restaurant
Gross Leasable Area:	10,027 SF
Year Built:	1988
Walk Score ®:	35 (Car-Dependent)
Transit Score ®:	34 (Some Transit)

## Victorian Square

\$9.60 /SF/Yr

Excellent Highway 41 location in the Victorian Square Building which is the location of the NEW 41 Smokehouse. Highway 41 north of central Oakhurst across the street from 3 new 108 room hotels.

• Excellent location across the street from 3 new 108 room hotels.

	1st Floor Ste 8A	
1	Space Available	1,000 SF
	Rental Rate	\$103.33 /SM/Yr
	Date Available	Immediate
	Service Type	Modified Gross
	Space Type	Relet
	Space Use	Office
	Lease Term	1 - 5 Years
	1st Floor Ste 6	
2	1301 1001 000 0	
	Space Available	700 SF
	Rental Rate	\$103.33 /SM/Yr
	Date Available	Immediate
	Service Type	Modified Gross
	Space Type	Relet
	Space Use	Retail
	Lease Term	1 - 5 Years
	1st Floor Ste 7	
3	Space Available	1,200 SF
	Rental Rate	\$103.33 /SM/Yr
	Date Available	Immediate
	Service Type	Modified Gross
	Space Type	Relet
	Space Use	Retail

Lease Term

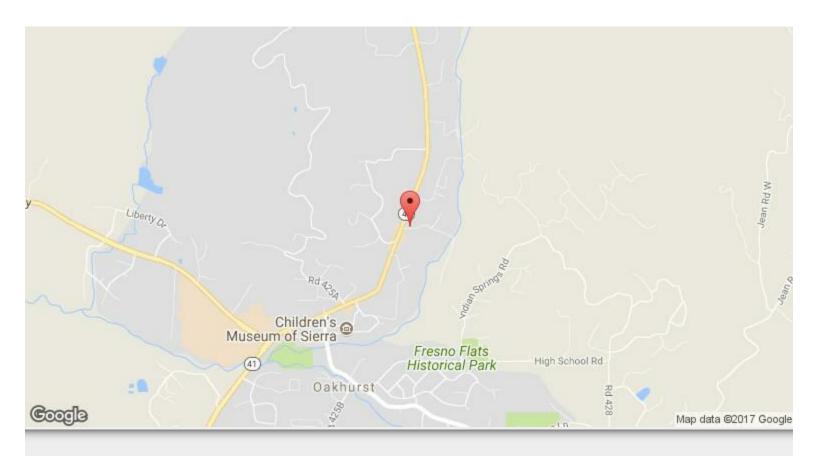
1 - 5 Years

## **Major Tenant Information**

**Tenant**41 Smokehouse

SF Occupied

Lease Expired August 2017



40713 Highway 41, Oakhurst, CA 93644