



13,648 SF - CANNABIS CULTIVATION CATHEDRAL CITY

**SELLER
FINANCING**



3655 BANKSIDE DR, CATHEDRAL CITY, CA

FEATURES

- 13,648 SF Built Out For Cannabis Cultivation
- Available 9/16/24
- Single Tenant Tilt Up Industrial Building
- Approved Future Expansion for 10,880 SF Two Story Building
- Three Other Adjacent Buildings Available For A Total Of 41,279 SF

ASKING PRICE: \$4,000,000 (\$293/SF)
LEASE RATE: \$40,261.60/MO (\$2.95/SF)

COACHELLA VALLEY



VICINITY MAP

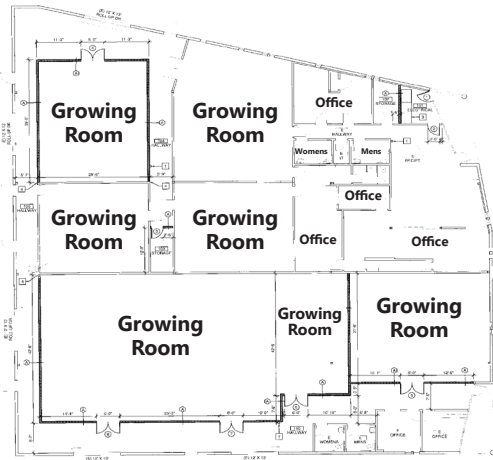


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13,648 SF - CANNABIS CULTIVATION AERIAL & FLOOR PLAN



WHAT IS AN OPPORTUNITY ZONE?

Why is investing in an Opportunity Zone better than a 1031 Exchange?

Temporary Deferral: Similar to a 1031 Exchange.

Step-up in Basis: After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Permanent Exclusion: After 10 years the capital gains are permanently excluded from taxable income.

For More Information Please Visit:
www.DesertPacificProperties.com/OpportunityZone



Directions: From Interstate 10, take Gene Autry south towards Palm Springs. Travel 6 miles on Gene Autry to E Palm Canyon Dr. Travel approximately 1.5 miles and turn left on Bankside drive. The destination will be on the left side of Bankside Dr.

SITE AMENITIES

- **Location:** 36555 Bankside Dr, Cathedral City. Property is located at the west side of Bankside Dr, just north of E Palm Canyon Dr. in Cathedral City
- **Building Size:** 13,648 SF
- **Building Type:** Concrete Tilt Up Construction
- **APN:** 687-311-027
- **Parcel Size (According to County Assessor's Information):** 0.98 AC
- **Ceiling Height:** 14 feet
- **CUP:** 16-008 Licenses for Cultivation
- **Land Use Zoning:** CBP-2 - Commercial Business Park District, which allows for Dispensary, Cultivation, Manufacturing, Distribution and Testing Lab with a Conditional Use Permit
- **Utilities:** All utilities to site
- **Opportunity Zone:** Yes
- **Fire Sprinklers:** Yes
- **Year Built:** 1990
- **Highest & Best Use:** Cannabis Cultivation
- **Parking:** 23
- **Comments:** The purchase price includes approved plans for new 10,880 SQFT two story building that can be built in the rear southwest corner of the lot. The new building will have 18 feet high ceilings in the cultivation rooms.
- **Terms:** Seller will consider financing to qualified Buyer. Owner may carry with 25% down at 9% interest over 5 years with no prepayment penalty.

APPROVED ADDITIONAL BUILDING



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.