

COMMERCIAL BUILDING FOR SALE

RECENTLY RENOVATED 2,040SF ON .3 ACRES

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

**SELLER
FINANCING**



66201 PIERSON BLVD, DESERT HOT SPRINGS, CA

FEATURES

- 2,040 SF Commercial Building In The Heart Of Desert Hot Springs Ready For Occupancy
- Along Prime Commercial Corridor On Pierson Blvd.
- Recently Renovated
- Two Legal Parcels With Paved Excess Parking
- Cannabis License Available For An Added Fee
- Seller Financing with 20% Down

PRICE: \$495,000 (\$242.65 SF)

COACHELLA VALLEY



VICINITY MAP

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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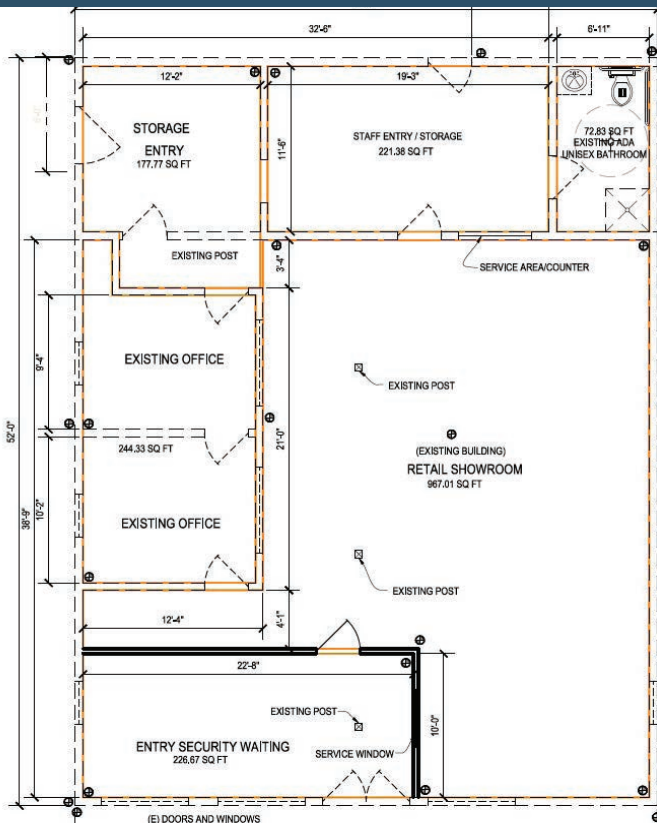


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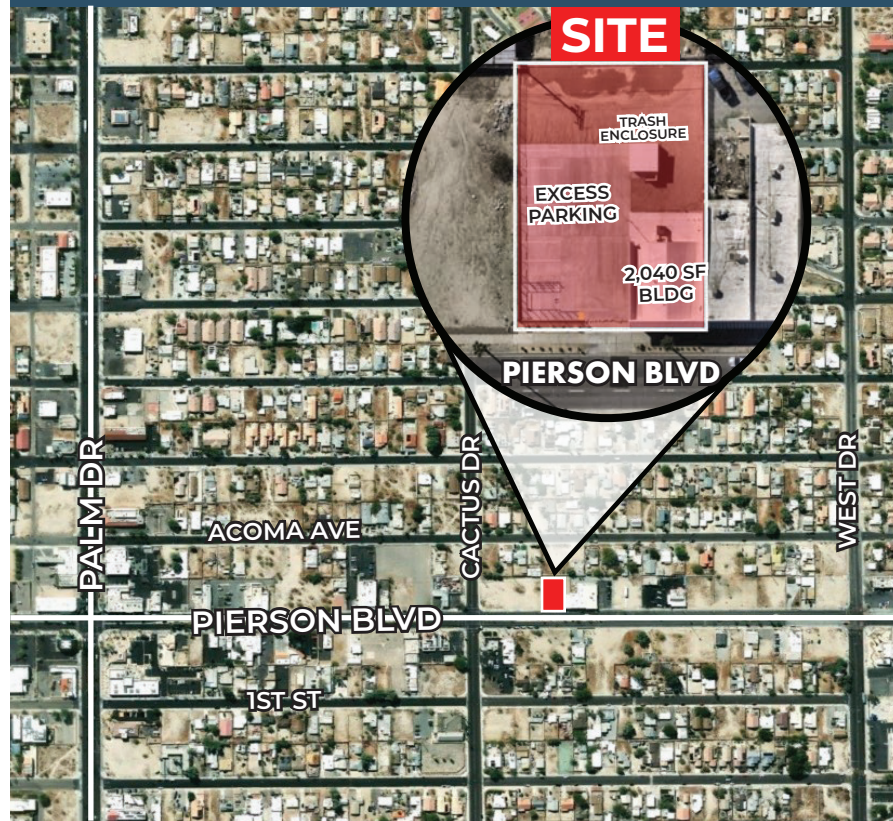
66201 PIERSON BLVD

2,040 SF VACANT COMMERCIAL BUILDING

2,040 BUILDING PLANS



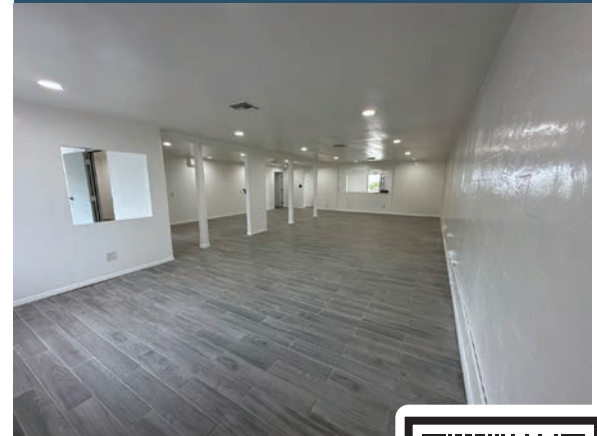
AERIAL & SITE PLAN



SITE AMENITIES

- **Location:** 66201 Pierson Blvd, Desert Hot Springs, CA
- **Building Size:** 2,040 SF (Buyer to verify)
- **Current Use:** Vacant
- **Parcel Size:** (2) Parcels Totaling 0.29 AC (12,632 SF)
- **APNs:** 641-021-018 and 641-021-049
- **Zoning:** [Click here to view General Commercial \(C-G\)](#)
- **General Plan:** [Click here to view Downtown](#)
- **Opportunity Zone:** Yes
- **Construction:** Concrete / Masonry
- **Year Built:** 1946 **Renovated:** 2023
- **Parking Spaces:** 11 (5/1,000SF)
- **Entitlements:** Approved CUP 22-7 Allows Cannabis Retail
- **Terms:** Cash, Owner May Carry: 20% down, 6% int. amortized over 10 or 15 years.
- **Comments:** This commercial building is in the heart of Desert Hot Springs, offering strong positioning for retail, office, service use, or a cannabis-related operation. With fresh renovations and modern upgrades, the building has a professional, inviting look and is ready for immediate use.

INSIDE OF BUILDING



PHOTOS

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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.