

AUTOMOTIVE SERVICE FACILITY: FOR SALE



FEATURES: FULLY RESTORED AUTOMOTIVE REPAIR PROPERTY NOW AVAILABLE FOR PURCHASE



Doug Montgomery
760-318-7484 Ext. 223 / Lic. 01435021
doug@spinellocommercialrealestate.com

PROPERTY HIGHLIGHTS:

- ◆ Infrastructure and structural improvements
- ◆ Re-modeled, stand-alone auto repair facility
- ◆ Positioned on approximately 14,375/sf parcel
- ◆ Close proximity to Cathedral City Auto Center
- ◆ ±12 service bays, and ample vehicle storage area

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

FOR SALE: Fully Restored Automotive Property

Subject Property

JESSUP
1938
AUTO PLAZA



CATHEDRAL CITY
AUTO CENTER



SPINELLO
COMMERCIAL
REAL ESTATE, INC.
www.SPINELLOCOMPANIES.com
DRE #00656284

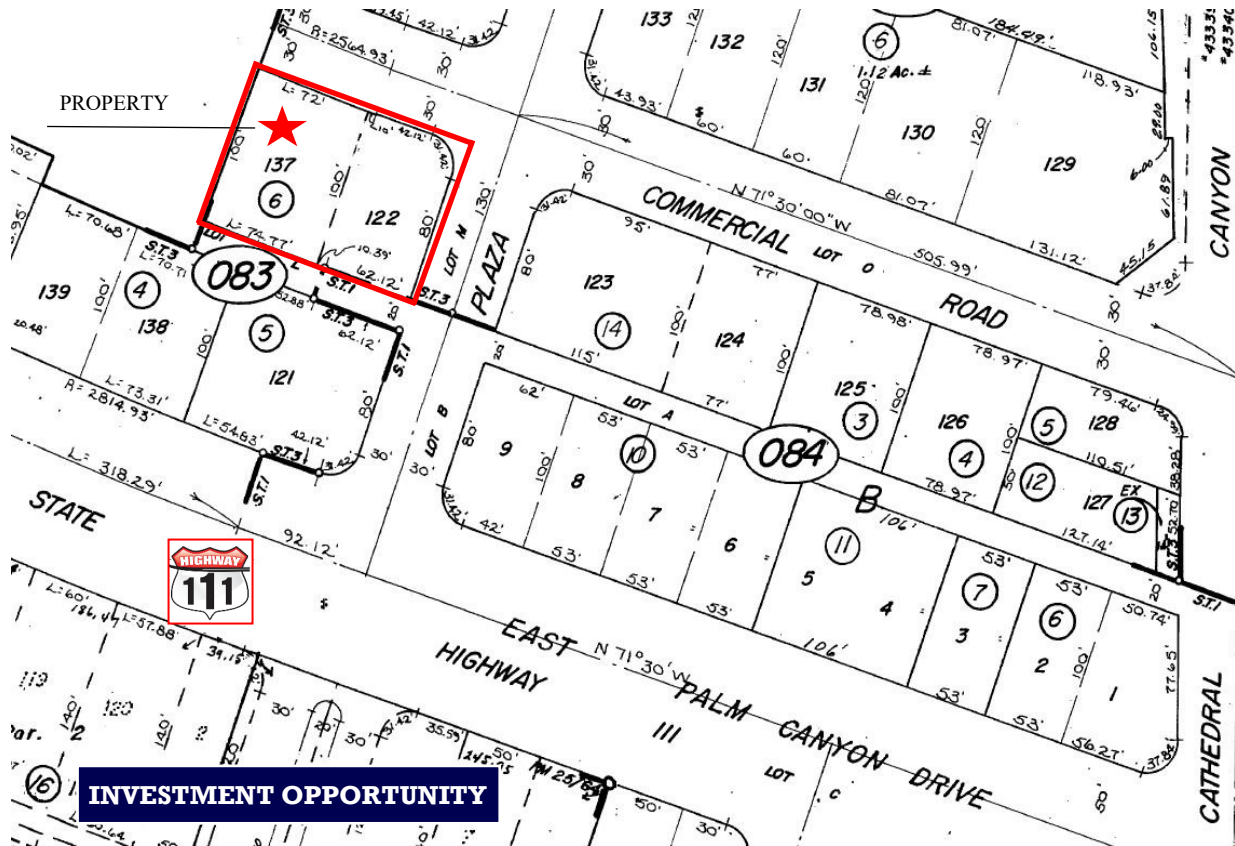
Doug Montgomery
760-318-7484 Ext. 223 / Lic. 01435021
doug@spinellocommercialrealestate.com

Sun Air Plaza is an automotive property that benefits from the surrounding residential community and neighboring automotive district.

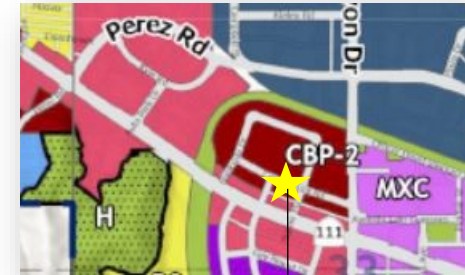


The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

SUNAIR PLAZA: Prime Automotive Location



INVESTMENT OPPORTUNITY



PROPERTY

CBP-2

**Zoning Designations:
CBP: Commercial Business Park**



Doug Montgomery
760-318-7484 Ext. 223 / Lic. 01435021
doug@spinellocommercialrealstate.com

EXTENSIVE IMPROVEMENTS INCLUDE:

- ◆ Structural improvements to the roof of the main building, and the service bays.
- ◆ Structural improvements to the ± 12 service bays and up to 14-foot clear height.
- ◆ New: electrical panels/electrical conduit lines, compressed air lines and ducting.

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

INVESTMENT OPPORTUNITY: FOR SALE



PROPERTY SUMMARY

- ◆ APN # 687-083-006
- ◆ Legal Description: Lots 122 & 137 Mb 030/015 Sunair Tr 3 County:
- ◆ Pad Size: Approximately 14,375/sf
- ◆ Showroom/Office GLA ± 3,329/sf
- ◆ Zoning: Commercial Business Park
- ◆ 36777 Sunair Plaza, Cathedral City

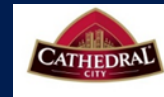
The property is an automotive service facility. The main building has been fully renovated. The renovation includes structural revision, roof repair, HVAC ducting, a newly expanded showroom, manager's office, breakroom, security protection, and upgraded internet access. The interior vehicle showroom is ideal for services that require an isolated working environment.

The Environmental Protection Agency required a device known as a Water Clarifier to be installed to ensure that all contaminated surface wastewater is captured before going into the neighboring street/properties. The water clarifier is an extensive and costly requirement.

FULLY IMPROVED/WELL POSITIONED/NOW AVAILABLE/ASKING: \$2,690,000.00



Doug Montgomery
760-318-7484 Ext. 223 / Lic. 01435021
doug@spinellocommercialrealstate.com



The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

AUTOMOTIVE OPPORTUNITY: FOR SALE



36777 Sunair Plaza



Doug Montgomery
760-318-7484 Ext. 223 / Lic. 01435021
doug@spinellocommercialrealestate.com

The property itself is configured as an auto repair/auto body shop. It features an efficient layout that includes entrance to the service bays from both the east and west side of the property. A welcoming reception lobby/showroom, private office space, private restrooms, ample open shop space and \pm 12 service bays.

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.