

# FOR SALE | COMMERCIAL / AUTOMOTIVE BUILDING

315 S 4<sup>th</sup> Street, El Centro, CA 92243



## PRICE: \$999,000

- Excellent Owner/User or Investment Opportunity
- Freestanding Commercial/Automotive Building
- High- Traffic Location Along Highway 86



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

## EXECUTIVE SUMMARY

<b>Price:</b>	\$999,000
<b>Building:</b>	±6,344 SF enclosed area, plus:
	- 4,160 SF covered service area
	- 1,872 SF mezzanine
<b>Price/SF:</b>	\$157.47 /SF
<b>Lot:</b>	±27,000 SF
<b>Occupancy:</b>	Delivered Vacant at COE
<b>Year Built / Renovated:</b>	1968 / 2001
<b>Existing Build-Out:</b>	Automotive: 5 bays, 4 grade- level loading doors
<b>Construction:</b>	Concrete & Steel
<b>APN's</b>	053-200-001, 053-200-002, 053-200-003
<b>Zoning:</b>	CG- General Commercial ( <a href="#">Use Matrix</a> )

**Rob Bloom**

(858) 405-5342 | [Rob@Duhscommercial.com](mailto:Rob@Duhscommercial.com)

DRE# 01302163



# PROPERTY SUMMARY

## High- Traffic Commercial Corridor

- The Property is situated at the corner of S 4th Street (Highway 86) and W Olive Avenue, with traffic counts of approx. 27,000 cars per day along 4th Street.
- Building has excellent visibility and prominent pylon signage providing outstanding exposure along the street.

## Owner/User or Investment Opportunity

- The property presents an excellent opportunity for an owner/user to purchase a building for their business instead of leasing.
- General Commercial (CG) zoning provides a broad range of potential uses at the property.
- Potential opportunity for a value-add investor looking to re-tenant the building or redevelop the site for other retail/restaurant uses.



### Contact:

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## AERIAL



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