

FOR SALE | 69620 HIGHWAY 111, RANCHO MIRAGE, CA

6,122 SF Retail/Office/Medical Building | \$1,375,000.00



## HIGHLIGHTS

- Near the intersection of Highway 111 and Frank Sinatra Dr.
- Great frontage on Highway 111
- Monument signage available
- Perfect for owner/occupant – Tenants' leases expire 12/31/2025 with no options
- Priced to allow for redevelopment of the property
- Ample parking
- Commercial kitchen improvements in place
- Adjacent property also available!



73000 Highway 111, Suite 200  
Palm Desert, CA 92260  
[www.LeePalmDesert.com](http://www.LeePalmDesert.com)

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## PROPERTY INFORMATION

ADDRESS:	69620 Highway 111 Rancho Mirage, CA 92253	PARKING:	Ample with cross easements
TOTAL BUILDING SF:	Approximately 6,122 per Title Approximately 6,185 per existing leases	CONSTRUCTION TYPE:	Wood frame and stucco
LAND SIZE:	0.97 Acres, 42,253 SF, Lot 5 APN 674-490-041	PRICE PER SF:	\$224.60
		ADJACENT PROPERTY:	Can be combined w/ 69-640 Highway 111, for a total land area of 2.33 acres and buildings totaling 15,154 SF



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## FLOOR PLAN



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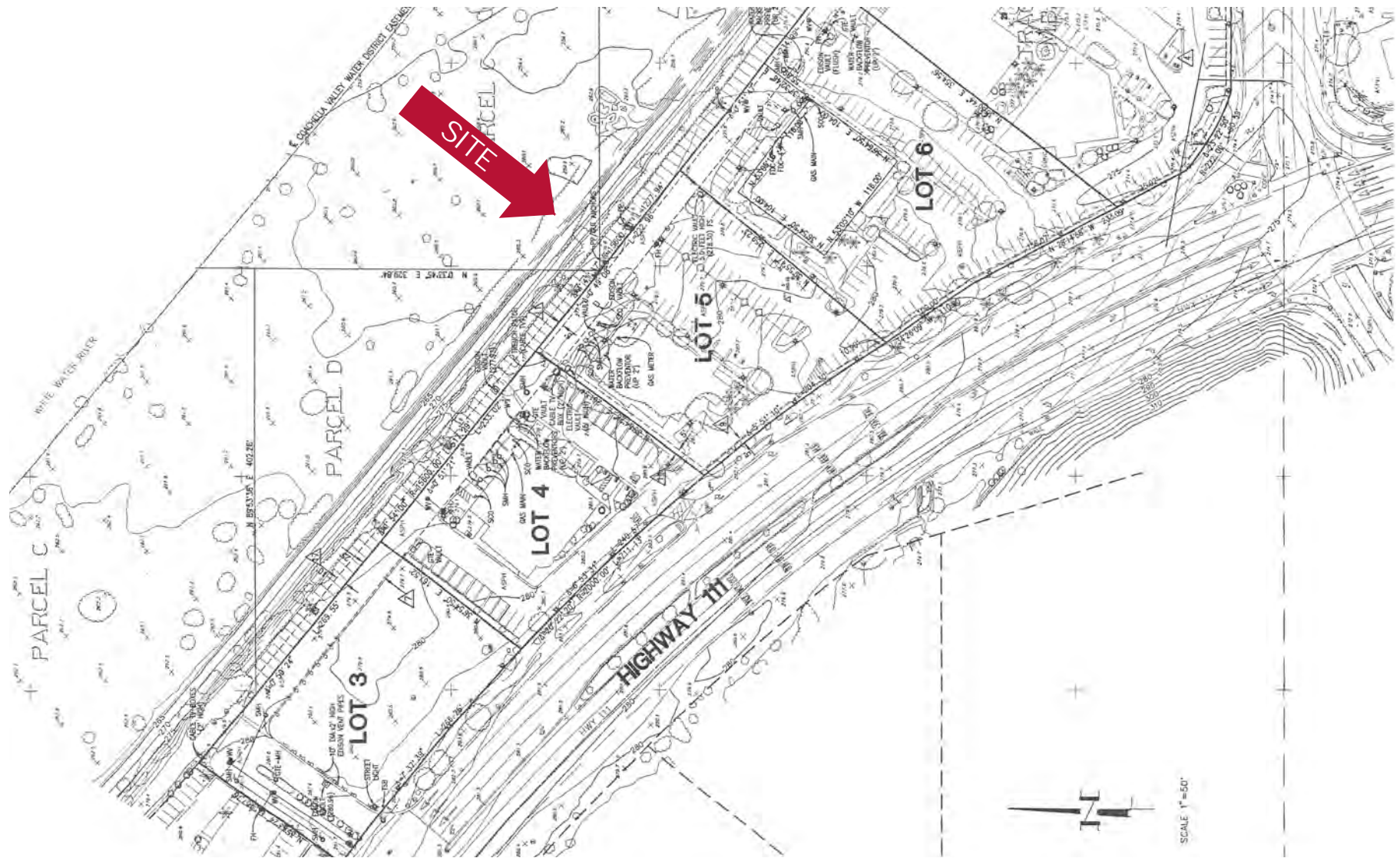
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PARCEL MAP



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