



### Joe M Phelan

HomeSmart Professionals  
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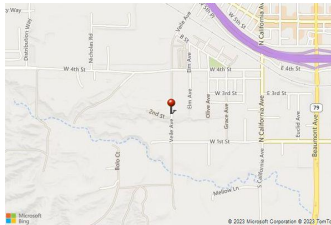
**1** 0 Veile Rd  
Beaumont CA 92223

Units

0 Bldg Sq Ft  
Owner

27,007 Lot Sq Ft  
Assessor

Commercial Sale  
**LP: \$100,000**



Area	1034 Banning/Beaumont/Cherry Valley
Property Subtype	Land
List Price/Bldg Sq Ft	
Cap Rate	
NOI	
Year Built/Age	
MLS#	23-282151
APN	417-130-003

**Cross Streets :** 4th

**Directions :** California to 4th to Veile turn left, just past (south) of 249 Veile Rd.

**Remarks :** Vacant land for development

**Agent Remarks :** This parcel is being sold in conjunction to 249 Veile, Beaumont, MLS # 22-124883. This property can be bought separately Was previously listed with other property. Please contact Planning and Zoning department of the City of Beaumont for Conditional Land Use approval.

**Showing Remarks :** Call LA 1 for appointment, drive by but do not enter property

Income Details		Expenses		Contract Info <span style="float: right;">DOM 24</span>	
Accounting Type		Expense Year		List Date	06-19-2023
# Tenants		Property Tax Year		List Price	\$100,000
Net Profit		Advertising		LP/Lot Sq Ft	\$3.70
Other Income		Building		Orig List Price	\$100,000
Gross Monthly Income		Electric		Status Date	06-19-2023
Gross Operating Income		Equipment		Change Date/Type	06-19-2023 / New Listing
Gross Schedule Rents		Legal Accounting		Sale Type	Standard
Laundry Income		Maintenance		CSO	3.0%
Effective Gross		Insurance		Listing Type	Exclusive Agency
Vacancy Allowance \$		Operating		Disclosure	As Is
Vacancy Allowance %		Management		Listing Terms	Cash
Monthly Rent		Property Tax		Available For	Sale
Rent Max		Real Estate Tax		Financing Available	No
Rent Min		Reserves		Financing	Cash
Total Monthly Rent		Resident Manager		Scope Of Service	Full Service
		Supplies			
		Water/Sewer			
		Trash			
		Other			
		Total			
Structure Info		Land/Lot Info		Showing Info	
Buildings		Zoning	Vacant Land	Owner Name	
Units		Lot Dimen/Source		Owner Phone	
Stories	0	Land Use	Other	Occupant Type	
Exterior Constr		Topography		Occupancy/Show	24-hr Notice, Call Seller's Agent 1, Agent or Owner to be Present
Amperage		Lot Acreage	0.620		
Voltage		Lot Features			
Roofing		Parcel Master			
Builder's Name		Survey			
Building Name		Phase			
Building Status		Park Name			
Entry Level		Country	UNITED STATES OF AMERICA		
Signage		County	Riverside		
		Map			
Asset/Use Details		Area Details		Amenities/Parking	
Occupant Type		Residential Sq Ft		Building Features	
Search Tags		Condo Sq Ft		Security	None
Current Use		Industrial Sq Ft		Heating	
Asset Class	Land/Unimproved	Industrial Sq Ft Max		Cooling	
Industrial Type		Industrial Sq Ft Min		Electric	
Office Type		Office Sq Ft		Utilities	
Retail Center Type		Office Sq Ft Max		Water	
Office Class		Office Sq Ft Min		Laundry	None
Investment Property	Yes	Retail Sq Ft		Laundry Equipment	
Clearance Height Max		High-Tech Flex Sq Ft		Carport Spaces	
Clearance Height Min				Parking Spaces	0
				Uncovered Spaces	
				Covered Spaces	

Parking Ratio			
<b>Business Details</b>		<b>Business Details</b>	
Business Name		Operation Days	
Business Type		Operation Hours	
Business URL		# Employees	
URL Description		# Part-time Employees	
Other Phone Number		Years Under Current Owner	
Other Phone Ext		Hours Owner Works	
Reason For Selling	Selling parcel next to it	Personal Property Amount	
Year Established		Commercial License	
Inventory Value		Tax Rate	
Equipment Value		Supplement Count	
		Ownership Type	
		Seating Capacity	
		<b>Lease Details</b>	
		Lease Type	
		Leasable Sq Ft	
		Largest Contiguous Sq Ft	
		Assignable	No
		Total Building NRA	
		Lessee Provides	
		Lessor Provides	
		Divisible Sq Ft	
		Total Sq Ft Max	
		Total Sq Ft Min	
		Move In	
		Monthly NNN	
		Renewable Option	



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**SELLER'S AGENT1 | CALDRE#: 01860608**



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**NOTICE:** Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2023 by TheMLS™. Information deemed reliable but not guaranteed. **Presented by:** Joe Phelan CALDRE#:01860608 | DMCA

