

Prime Building with Secured Yard, Ideal for an Owner/User with Fleet

Cathedral City, CA

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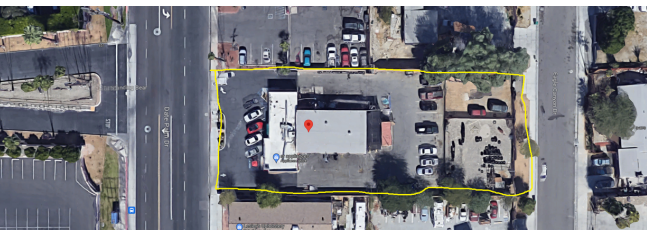
Asking Price **\$999,000**



Fantastic investment opportunity that offers excellent convenience for an owner/user, strategically located in the heart of the Coachella Valley.

This is a 0.59 Acre lot with a 3,650 sqft building that has frontage to Date Palm Dr. The Zoning Classification was recently upgraded to Planned Community Commercial (PCC) and due to the extensive secured yard (gated and with block walls) the property fulfills the layout needed by an Auto Repair Business, a Sales/Distribution Business, or a Contractor Service such as Construction, Gardening, HVAC, Electrical, Solar, Pest Control, Plumbing, Pool or Roofing companies.

Location Cathedral City, CA	Year Built 1974
Building Status Established	Price/Sq. Ft. \$287.00
Facilities Wood Frame Construction 18 Parking Spaces	Type Retail



The building is well maintained and offers ample space for administrative offices with easy access to major transportation routes and great exposure due to the high traffic count. Also, there are two indoor service bays for fleet maintenance, which could be repurposed for indoor storage or loading area.

This versatile combination gives the owner/user the ability to have an open retail area (for customer service or showroom purposes) while having private offices, storage or shop area, customer and fleet parking, or just sublease some of these areas for rental income. A retention basin is incorporated into the secured yard area. **Secure this key location instead of paying rent to someone else!**

Location Description

Located on the city's main street close to the casino and new Amazon distribution center

Current and Prior Use

Used to be an Auto Repair Shop, but could be repurposed for Sales/Distribution Business, or a Contractor Service such as Construction, Gardening, HVAC, Electrical, Solar, Pest Control, Plumbing, Pool or Roofing companies.

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