

# FOR SALE

561 N. Palm Ave  
Hemet, CA 92543

**Asking Price: \$650,000**



## Prime Commercial Property – Investor or Owner-User Opportunity

### Excellent Opportunity for Owner-User or Investor!

Well-located commercial property offering flexible use and strong income potential. The property features two separate buildings, each approximately 2,100 square feet, with individual entrances and fenced yard space, providing versatility for a variety of business operations.

Situated on a generous 25,700-square-foot lot, the property includes large bay doors, ample on-site parking, and efficient layouts well-suited for light industrial, warehouse, contractor, or service-based uses (buyer to verify zoning and permitted uses).

Both buildings are currently rented on a month-to-month basis, providing immediate income with an attractive 8.69% cap rate, while also allowing the property to be delivered vacant at close—ideal for an owner-user, expansion, or value-add repositioning strategy.

This is a rare opportunity to acquire a flexible commercial asset with strong fundamentals, income stability, and long-term upside in a desirable location.



# PROPERTY HIGHLIGHTS

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- ✓ Two separate commercial buildings
- ✓ Approx. 2,100 SF per building (4,387 SF total)
- ✓ Individual entrances for each building
- ✓ Large bay doors – ideal for industrial, warehouse, or contractor use
- ✓ Fenced yard space for secure storage or operations
- ✓ 25,700 SF lot with plenty of on-site parking
- ✓ Month-to-month tenants providing flexibility
- ✓ 8.69% cap rate with immediate income
- ✓ Can be delivered vacant at close
- ✓ Ideal for owner-user, investor, or value-add repositioning

## PROPERTY DETAILS

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Price	:	\$650,000
Occupancy	:	Tenant Occupied, can be delivered vacant
Lot Size	:	25,700 SF
Zoning	:	Commercial
Year Built	:	1980
APN	:	442-030-021

A great combination of income, flexibility, and long-term upside in a prime location. Buyer to verify all zoning, usage, and development potential.

FOR ADDITIONAL INFORMATION OR SHOWING CONTACT

**DAVID LIMON**

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Email: [DLimon@HIPACKinc.com](mailto:DLimon@HIPACKinc.com)



# PHOTOS



FOR ADDITIONAL INFORMATION OR SHOWING CONTACT

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