

FOR SALE - INVESTMENT OR LIVE/WORK OPPORTUNITY
2,004 SF BAR AND 1,424 SF HOUSE - ONLY \$385,000!



1194 N. Imperial Hwy, Ocotillo, CA 92259

- ♦ Two buildings on property: 2,004 sq.ft. Bar ([Lazy Lizard Saloon](#)) in front and a generous sized 1,424 sq.ft. 2 bedroom/1 bath house in rear
- ♦ Both tenants on month-to-month leases paying well below market rents, with bar at \$600 per month and house at \$700
- ♦ .42 acre lot size with Assessor Parcel Number 033-555-014 (Imperial County)
- ♦ Zoned C-2 (Medium Commercial) with wide range of permitted uses ([see link](#))
- ♦ Bar has existed for 32 years and is busiest during the off-road season (October - May)
- ♦ Any bar business sale to be negotiated separately with operator (Beer & Wine License)
- ♦ Located at direct exit on and off of Interstate 8 (only 3/10 mile)
- ♦ Great pole signage that is visible from a distance



SDCRE

San Diego Commercial Real Estate

DRE #01322469

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View from
Street

Front view
towards
freeway



Prominent
Signage



Bar



**Pool
Tables**



**Popular with
bikers and
off-roaders**



Gate to house

**House
Entry**



**Large
Rooms in
House**

