

# 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



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View from  
Street



Front view  
towards  
freeway



Prominent  
Signage



Bar

Pool Tables



Popular with  
bikers and  
off-roaders



House  
Entry



