

83197 Requa Ave, Indio 92201

311 - Indio Central

STATUS: **Active**LIST CONTRACT: **09/18/25**

SELLER WILL CONSIDER

CONCESSIONS IN OFFER:

LISTING ID: **IG25221356**PROP TYPE: **Commercial Sale**PARCEL #: **611371027**PROP SUB TYPE: **Business**LIST PRICE: **\$1,200,000**LIST \$ ORIGINAL: **\$1,200,000**

SQFT(SRC): **3,217**  
 SQFT LOT: **26,168**  
 ACRES: **0.601**  
 BUSINESS NAME:  
 BUSINESS TYPE: **Auto Dealer**  
 YEAR ESTABLISHED:  
 YEAR BUILT: **1978**  
 SLC: **Standard**  
 LEVELS: **1**  
 CURRENT USE: **Commercial**  
 MONTHLY RENT:  
 RENT MIN - MAX \$/SF/YR:  
 NUMBER OF UNITS:  
 ENTRY LEVEL: **1**  
 BUILDING STATUS: **Existing**  
 OCCUPANCY:  
 BUILDING \$/PER SQFT: **\$373.02**  
 LAND \$/PER SQFT:  
 DAYS ACTIVE IN MLS: **1**  
 COUNTY: **Riverside**  
 PARCEL MASTER:  
 INVEST?: **Yes** A/C: **Yes**  
 FENCE: **Yes** HEAT: **Yes**

## DESCRIPTION

**Excellent Business opportunity in highly desired area of Indio, This Auto dealership is also suitable for any other type of business and can easily be converted into Retail/Warehouse etc. Located at the visible corner of Requa ave and Hwy 111 and is a turn key, Recently Remodelled and ready for a new owner. Huge Lot to park 100+ cars including RV spaces and adjacent unpaved parcel # 611371028 is included which can either be used for a different business or expansion. Don't miss out on this great opportunity if you are looking for a well furnished ready to start business. This property offers automated security gate, Nice welcoming reception area to greet your clients, High tech security system, Two executive offices to close deals with your clients. Owner has taken a pride in adding appropriate lighting interior and exterior.**

BUSINESS URL:

## BUILDING DETAILS

FEATURES: **Phone System**  
 HEATING: **Central, Electric, Forced Air**  
 LAUNDRY: **None**  
 CLEARANCE:  
 INDUSTRIAL TYPE:

OFFICE CLASS:  
 ROOFING: **Asphalt, Concrete, Flat, Shingle**  
 SECURITY: **24 Hour Security, Closed Circuit Camera(s), Fire and Smoke Detection System, Fire Rated Drywall, Fire Sprinkler System, Security Lights, Security System, Smoke Detector(s), Wired for Alarm System**  
 CONSTRUCTION: **Asphalt, Block, Cement Siding, Concrete, Drywall Walls, Frame, Glass, Steel, Stucco**  
 LOT: **0-1 Unit/Acre, Corner Lot, Corners Marked, Level with Street, Lot 20000-39999 Sqft, Level, Near Public Transit, Paved**

## UTILITIES

ELECTRICITY: **220 Volts, Electricity - On Property, Standard**  
 AMPERAGE:  
 VOLTS:  
 UTILITIES: **Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Phone Connected, Sewer Available, Sewer Connected, Water Available, Water Connected**  
 WATER: **Public**

## BUSINESS DETAILS

OWNERSHIP:  
 DAYS / HOURS OPEN:  
 FULLTIME EMPLOYEES:  
 LEASE EXPIRES:  
 EQUIPMENT VALUE:

SPECIAL LICENSES:  
 PART TIME EMPLOYEES  
 ACTUAL RENT:  
 INVENTORY VALUE:

YEARS CURRENT OWNER:  
 HOURS OWNER WORKS:  
 LEASABLE SQFT:  
 MONTHLY NNN:  
 PARKING TOTAL:

## SQUARE FOOTAGE

CONDO SQFT:  
 HIGH TECH FLEX SQFT:  
 RETAIL SQFT:

INDUSTRIAL SQFT:  
 INDUSTRIAL MIN/MAX:  
 DIVISIBLE SQFT:

OFFICE SQFT:  
 OFFICE MIN/MAX:  
 RESIDENTIAL SQFT:

9/23/25, 2:13 PM

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TOTAL SQFT:

LAND \$/PER ACRE:

PARKING

PARKING TOTAL:

CARPORT:

UNCOVERED:

PARKING RATIO:

LAND

LAND USE: Office, Retail

BUILDER NAME:

PARK NAME:

LOT SIZE DIM.:

ZONING:

PHASE:

TOPOGRAPHY:

SURVEY TYPE:

TERMS

LEASE RENEW OPTION?:

LEASE ASSIGNABLE?:

MIN. DOWN AMOUNT:

LISTING TERMS: 1031 Exchange, Cash, Cash To

FINANCIAL RMKS:

OWNERSHIP TYPE:

Existing Loan, Cash to New Loan, Conventional

CLOSE DATE:

BAC:

EXISTING LEASE TYPE:

INCLUSIONS: All Furniture, Security system,TV's

EXCLUSIONS:

OWNER / TENANT

OWNERS NAME:

# of UNITS LEASED:

MOVE-IN:

OWNER PHONE:

ANCHORS / CO-TENANTS:

OWNER PAYS:

TENANT PAYS:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

ANNUAL OPERATING INFORMATION

EXPENSE YEAR:

PROFESSIONAL MANAGER:

GROSS SCHEDULED RENTS:

REAL ESTATE TAX:

RESIDENTIAL MANAGER:

VACANCY ALLOWANCE:

PERSONAL PROPERTY:

MAINTENANCE:

LAUNDRY:

ACCOUNTING/LEGAL:

SUPPLIES:

OTHER:

ADVERTISING:

OTHER:

EFFECTIVE GROSS:

INSURANCE:

BUILDING EXPENSE:

TOTAL EXPENSE:

ELECTRICITY:

RESERVES:

NET OPERATING INCOME:

WATER/SEWER:

INVENTORY VALUE:

TRASH:

INVESTMENT INFORMATION

ACCOUNTING:

GROSS OPERATING INCOME:

VACANCY ALLOWANCE RATE:

OPERATING EXPENSES:

NET OPERATING INCOME:

CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

TAX OTHER ASSESSMENT: • \$392 (Estimated)

PHOTOS

CUSTOMER FULL- Commercial Sale

LISTING ID: IG25221356

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