

FOR SALE

±13,780 SF Religious Facility
with ±350 Seat Sanctuary
Located in Hemet, CA

140 N FRANKLIN ST | 151 N THOMPSON ST



FOR SALE ±13,780 SF RELIGIOUS FACILITY

140 N FRANKLIN ST | 151 N THOMPSON ST | HEMET, CA



Property Highlights

±13,780 SF religious facility situated on four (4) parcels (±40,510 SF) of land in Hemet, CA

±350 seat sanctuary / fellowship area

Includes two (2) single family residences [151 N Thompson and one situated on the main Church parcel (443-242-006)], classrooms, offices and kitchen

Recent upgrades throughout

Commercial kitchen

OP - MU Zoning
(Office Professional - Mixed Use)

SP - 16 - 001 Zoning
(Downtown Hemet Specific Plan)

Parking lot provides 60 spaces

Improved roof structure with a solar photovoltaic system installed

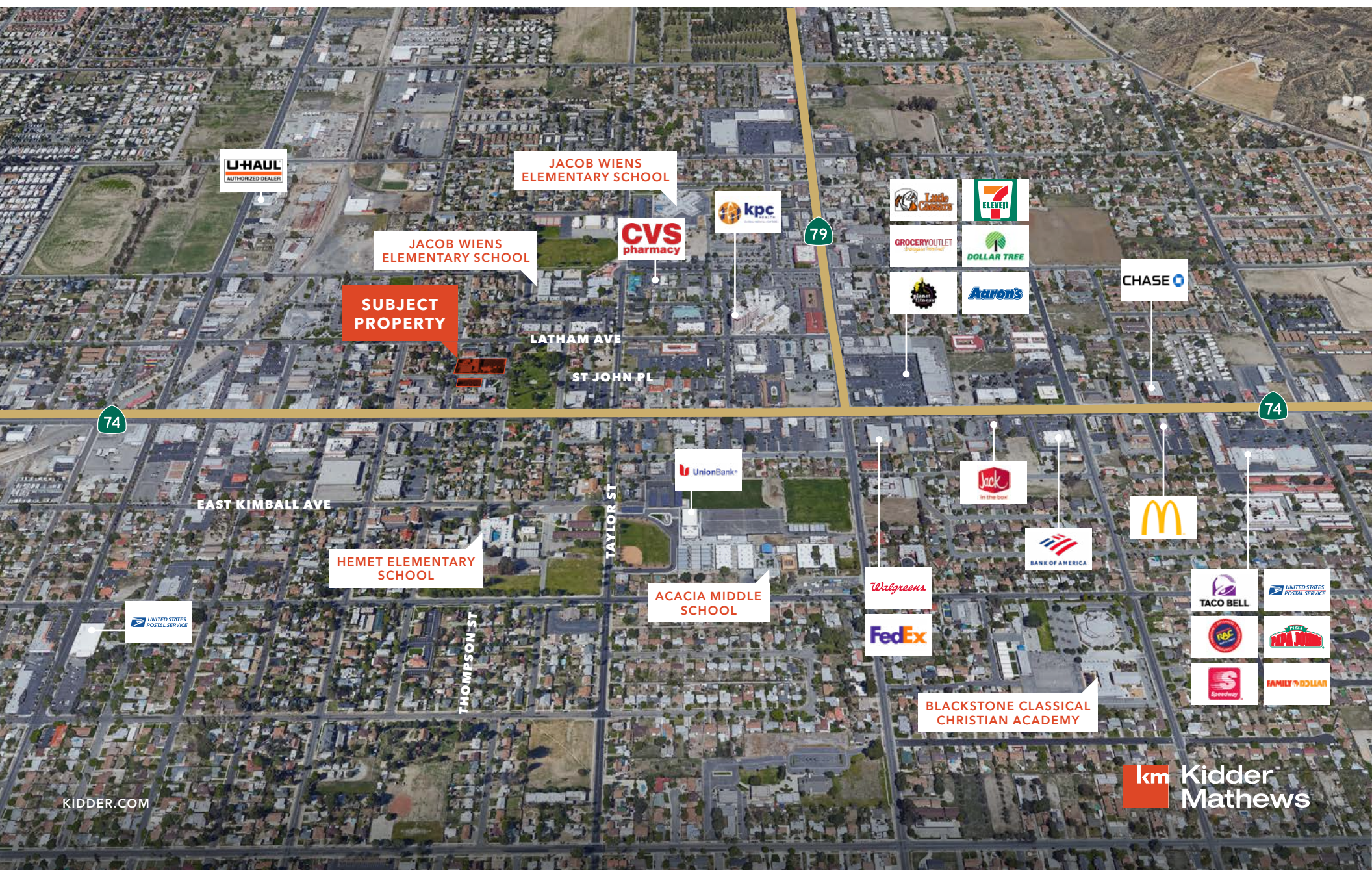
Do not disturb church

Sale price \$2,200,000



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U-HAUL
AUTHORIZED DEALER

JACOB WIENS
ELEMENTARY SCHOOL

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ELEMENTARY SCHOOL

SUBJECT
PROPERTY

CVS
pharmacy

kpc

Little
Caesars

7
ELEVEN

GROCERY OUTLET
"Everything Fresh"

DOLLAR TREE

Planet Fitness

Aaron's

CHASE

74

79

74

EAST KIMBALL AVE

HEMET ELEMENTARY
SCHOOL

UnionBank

ACACIA MIDDLE
SCHOOL

Jack
in the box

BANK OF AMERICA

McDonald's

Walgreens

FedEx

TACO BELL

UNITED STATES
POSTAL SERVICE

PAPA JOHN'S

PAPA JOHN'S

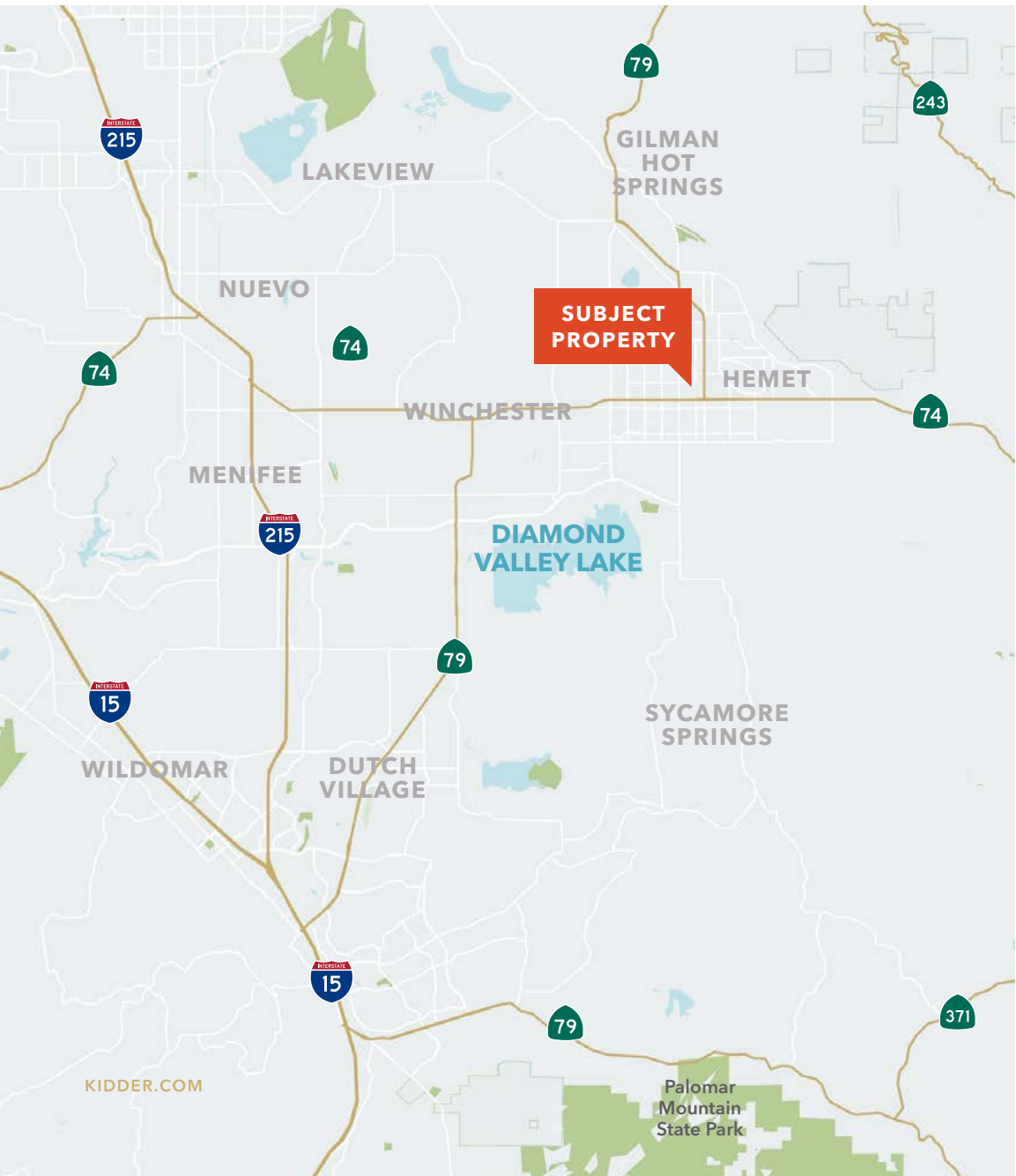
Family Dollar

FAMILY DOLLAR

BLACKSTONE CLASSICAL
CHRISTIAN ACADEMY

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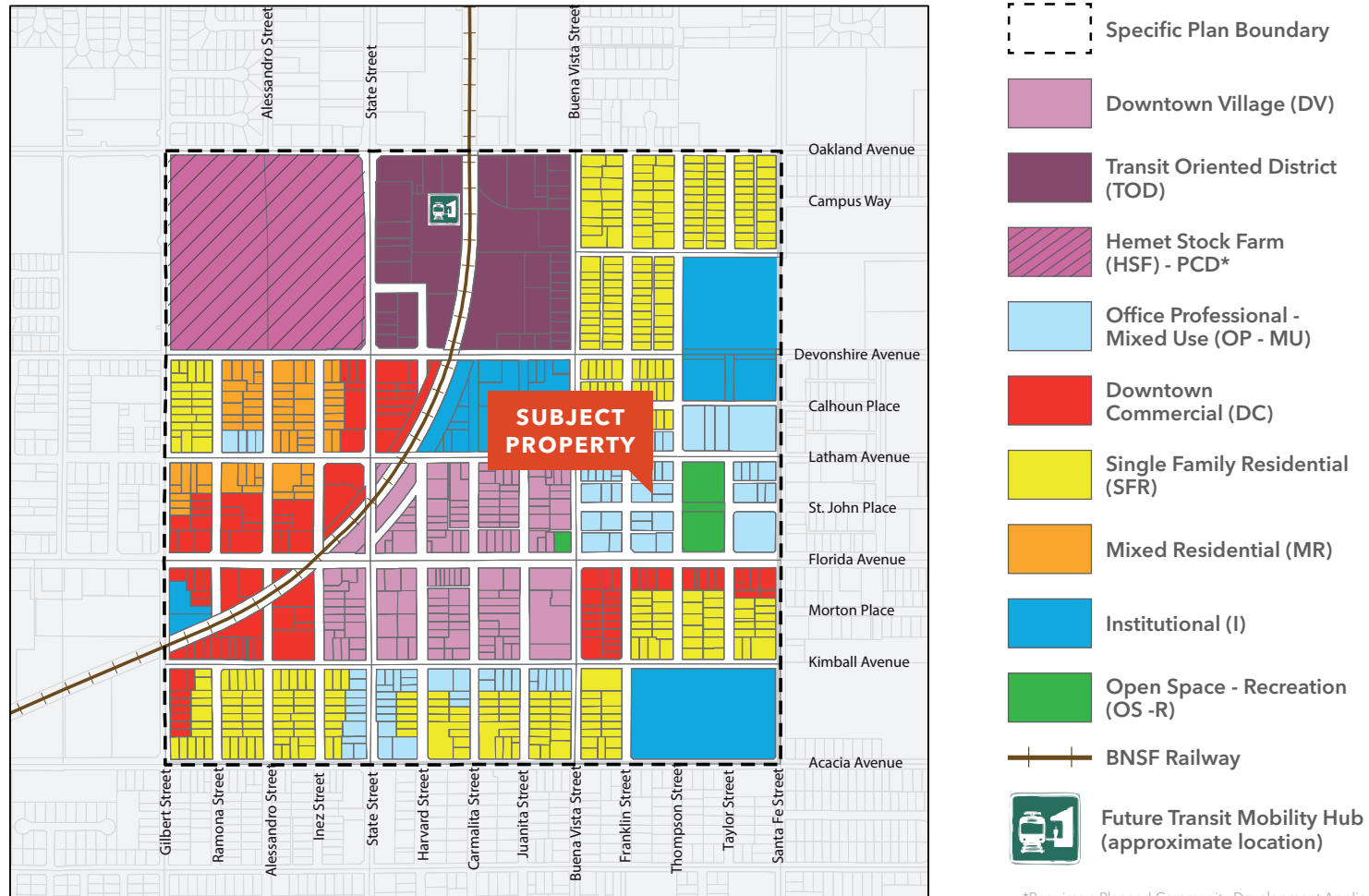
Zoning & Building Highlights

APN	443-242-006, 443-246-002, 443-242-007, & 443-242-008
Downtown Hemet Specific Plan	SP - 16 - 001
Office Professional - Mixed Use	OP - MU
Building Size	±13,780 SF
Total Square Footage	±40,510 SF
Total Acres	.93 AC
Year Built	1930-1950's

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Hemet Specific Plan Zoning Map



*Requires a Planned Community Development Application.

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