

FOR SALE | COMMERCIAL / AUTOMOTIVE BUILDING

315 S 4th Street, El Centro, CA 92243



PRICE: \$950,000

- Excellent Owner/User or Investment Opportunity
- Freestanding Commercial/Automotive Building
- High- Traffic Location Along Highway 86

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



EXECUTIVE SUMMARY

COMMERCIAL / AUTOMOTIVE BUILDING

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Price:	\$950,000
Building:	±6,344 SF enclosed area, plus: - 4,160 SF covered service area - 1,872 SF mezzanine
Price/SF:	\$149.75 /SF
Lot:	±27,000 SF
Occupancy:	Delivered Vacant at COE
Year Built / Renovated:	1968 / 2001
Existing Build-Out:	Automotive: 5 bays, 4 grade- level loading doors
Construction:	Concrete & Steel
APN's	053-200-001, 053-200-002, 053-200-003
Zoning:	CG- Genceral Commercial (Use Matrix)

Rob Bloom

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DRE# 01302163



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

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SITE SOURCE

PROPERTY SUMMARY

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High- Traffic Commercial Corridor

- The Property is situated at the corner of S 4th Street (Highway 86) and W Olive Avenue, with traffic counts of approx. 27,000 cars per day along 4th Street.
- Building has excellent visibility and prominent pylon signage providing outstanding exposure along the street.

Owner/User or Investment Opportunity

- The property presents an excellent opportunity for an owner/user to purchase a building for their business instead of leasing.
- General Commercial (CG) zoning provides a broad range of potential uses at the property.
- Potential opportunity for a value-add investor looking to re-tenant the building or redevelop the site for other retail/restaurant uses.



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AERIAL

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