

AUTOMOTIVE SERVICE FACILITY: FOR SALE

36777 Sunair Plaza, Cathedral City



± 12 Service Bays, Vehicle Storage Area, Showroom

SPINELLO
COMMERCIAL
REAL ESTATE, INC.
www.SPINELLOCOMPANIES.com
DRE #00656284

FEATURES: Financing and pricing may be flexible for the right buyer.

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- ◆ Positioned on approximately 14,375/sf parcel
- ◆ Close proximity to Cathedral City Auto Center
- ◆ Major Infrastructure & Structural Improvements

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

INVESTMENT OPPORTUNITY: FOR SALE

Major Price Reduction



PROPERTY SUMMARY

- ♦ APN # 687-083-006
- ♦ Pad Size: Approximately 14,375/sf
- ♦ Showroom/Office GLA $\pm$ 3,329/sf
- ♦ Zoning: Commercial Business Park

Fully restored automotive repair facility with significant infrastructure and structural upgrades.

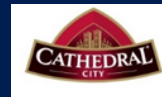
- Remodeled, stand-alone building on approximately 14,375 SF parcel
- Prime location near the Cathedral City Auto Center
- $\pm$ 12 service bays with ample vehicle storage area
- Bay dimensions: $\pm$ 22' x 245' ($\pm$ 4,671 SF)
- Building size: $\pm$ 3,329 SF
- Total structure: $\pm$ 8,000 SF

Environmental Compliance: The property includes a Water Clarifier system, as required by the Environmental Protection Agency, to capture and treat contaminated surface wastewater, a critical and valuable compliance feature.

FULLY IMPROVED/ASKING \$1,850,000.00 / FLEXIBILITY WITH TERMS & PRICE



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AUTOMOTIVE OPPORTUNITY: FOR SALE



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The property itself is configured as an auto repair/auto body shop. It features an efficient layout that includes entrance to the service bays from both the east and west side of the property. A welcoming reception lobby/showroom, private office space, private restrooms, ample open shop space and $\pm$ 12 service bays.

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FOR SALE: Fully Restored Automotive Property



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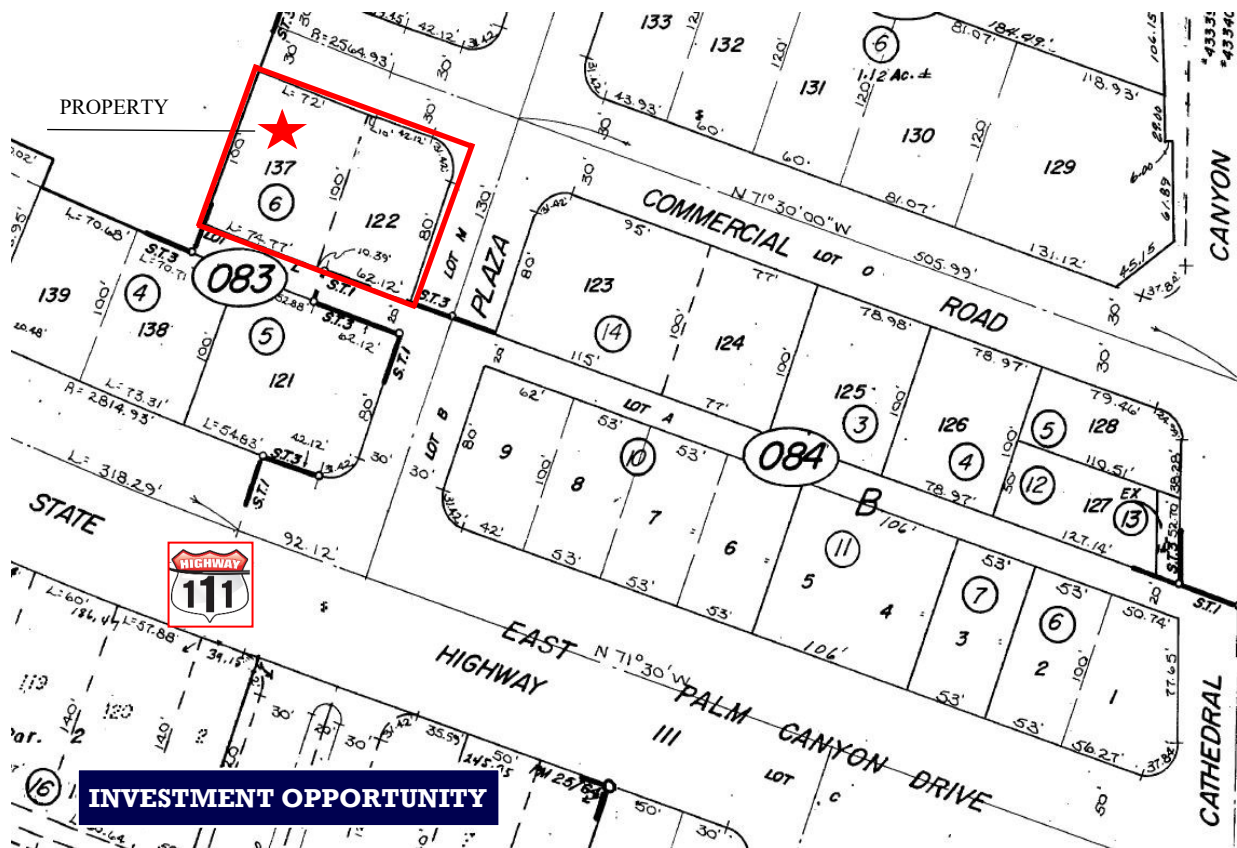
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Sun Air Plaza is an automotive property that benefits from the surrounding residential community and neighboring automotive district.



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SUNAIR PLAZA: Prime Automotive Location



PROPERTY

CBP-2

Zoning Designations:
CBP: Commercial Business Park



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EXTENSIVE IMPROVEMENTS INCLUDE:

- ◆ Structural improvements to the roof of the main building, and the service bays.
- ◆ Structural improvements to the ± 12 service bays and up to 14-foot clear height.
- ◆ New: electrical panels/electrical conduit lines, compressed air lines and ducting.

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