



DMV STATE of CALIFORNIA
DEPARTMENT of MOTOR VEHICLES

DMV
WARNING

RESERVE YOUR
NOW
www.dmv.ca.gov
(800) 777-9133

AVAILABLE FOR SALE

406 E. Elm Ave.
Coalinga, Ca 93210
APN: 072-143-24s

Tawnya Stevens
Mid State Realty
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CA DRE #01202124

Independently Owned and Operated | CA DRE # 01523375 | www.coalingamidstarealty.com

OFFICE: 395 E. Elm Ave., Ste. A, Coalinga, CA 93210 | 559-935-5123

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406 E. Elm Ave.

COALINGA, CA

PROPERTY

INFORMATION

Availability: 3,845 SFFT Bldg
44,866 SQFT Lot*

Location: Coalinga, CA

Zoning: MU-Mixed Use

APN: 072-143-24s

DESCRIPTION

Prime commercial investment on a massive 44,876 sq ft corner lot! This 3,845 sq ft building, built in 2004, currently houses the DMV and offers exceptional visibility, abundant parking, and a proven tenant making it a rare, turnkey opportunity in a high-traffic area. Don't miss out on this great opportunity and schedule a private tour today!

HIGHLIGHTS

- Corner Lot
- Great Location
- Established Tenants
- Ample parking



\$1,988,888
ASKING PRICE



406 E. Elm Ave.

COALINGA, CA

IMAGES



ADDITIONAL INFORMATION

*DMV is the current tenant. 10 year lease with 9 years left. All tenants person property not included. As part of the lease extension the tenant has expended \$148,670 in improvements, including updating tech equipment, computer, HVAC, etc. The State of California was deeded a small portion of the lot. All information believed to be reliable but not guaranteed. Buyer to verify information.

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COALINGA, CA

IMAGES



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406 E ELM, COALINGA, CA 93210

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.



ATM



GAS



GROCERIES



GYM



MEDICAL



0.1 MILES

0.1 MILES

0.1 MILES

0.2 MILES

0.3 MILES



COFFEE



PHARMACY



MOVIE THEATER

0.6 MILES

0.5 MILES

0.3 MILES



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406 E ELM, COALINGA, CA 93210

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There is also **1** private school within **5** miles.

4-5	SUNSET ELEMENTARY SCHOOL ASSIGNED	5 RATING
6-8	COALINGA MIDDLE SCHOOL ASSIGNED	1 RATING
9-12	COALINGA HIGH SCHOOL ASSIGNED	5 RATING



DISCLAIMER: School data is provided by ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.

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INFOGRAPHICS



406 E ELM, COALINGA, CA 93210

FOOD REPORT



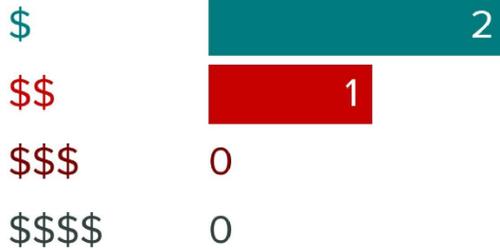
NEIGHBORHOOD EATS

This home is located near **3** moderately priced restaurants and has an **average** variety of cuisines.

3



WITHIN 5 MILES



GOOD EATS BY CATEGORY

ASIAN	1
PIZZA	1
FAST FOOD	1



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