



## **73600 Alessandro Dr**

73600 Alessandro Dr, Palm Desert, CA 92260



### **Silva Mirzoian**

Green Properties

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## 73600 Alessandro Dr

\$6,500,000

Unique building - the purchase price includes apn#627-153-010 and it must be sold together with APN # 627-153-015,018 & 019. Building will not sell separate Apns. Curranty vacant. Perfect location for health and wellness center, senior wellness center, training and events. Potential rent from this building alone could exceed \$35,000 a month with exclusive tenants. Additional apn#'s could be developed to residential homes that could be valued at approximately \$450,000 + each. or rented for \$2800+ a month....

- Close to El Paseo and Hwy 111
- Courtyard
- Conference/Event Room
- Mezzanine
- Security System
- Air Conditioning



Price:	\$6,500,000
Property Type:	Retail
Property Subtype:	Health Club
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.50 AC
Gross Leasable Area:	23,000 SF
No. Stories:	1
Year Built:	1980
Tenancy:	Multiple
Parking Ratio:	2.63/1,000 SF
Clear Ceiling Height:	18 FT
Zoning Description:	R3(4)
APN / Parcel ID:	627-153-018
Walk Score ®:	81 (Very Walkable)



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## Property Photos



Front access



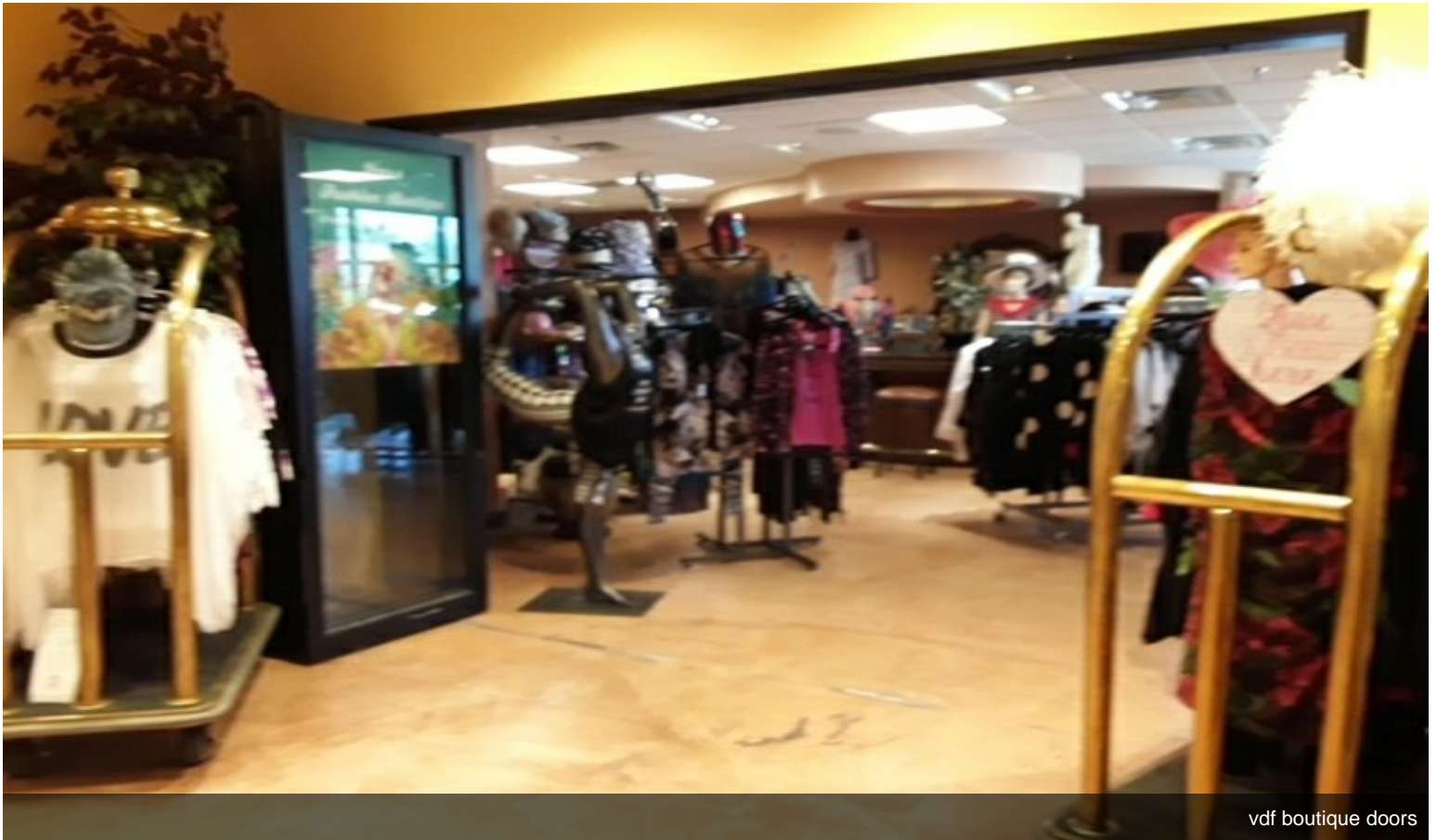
Cafe Patio 2



## Property Photos



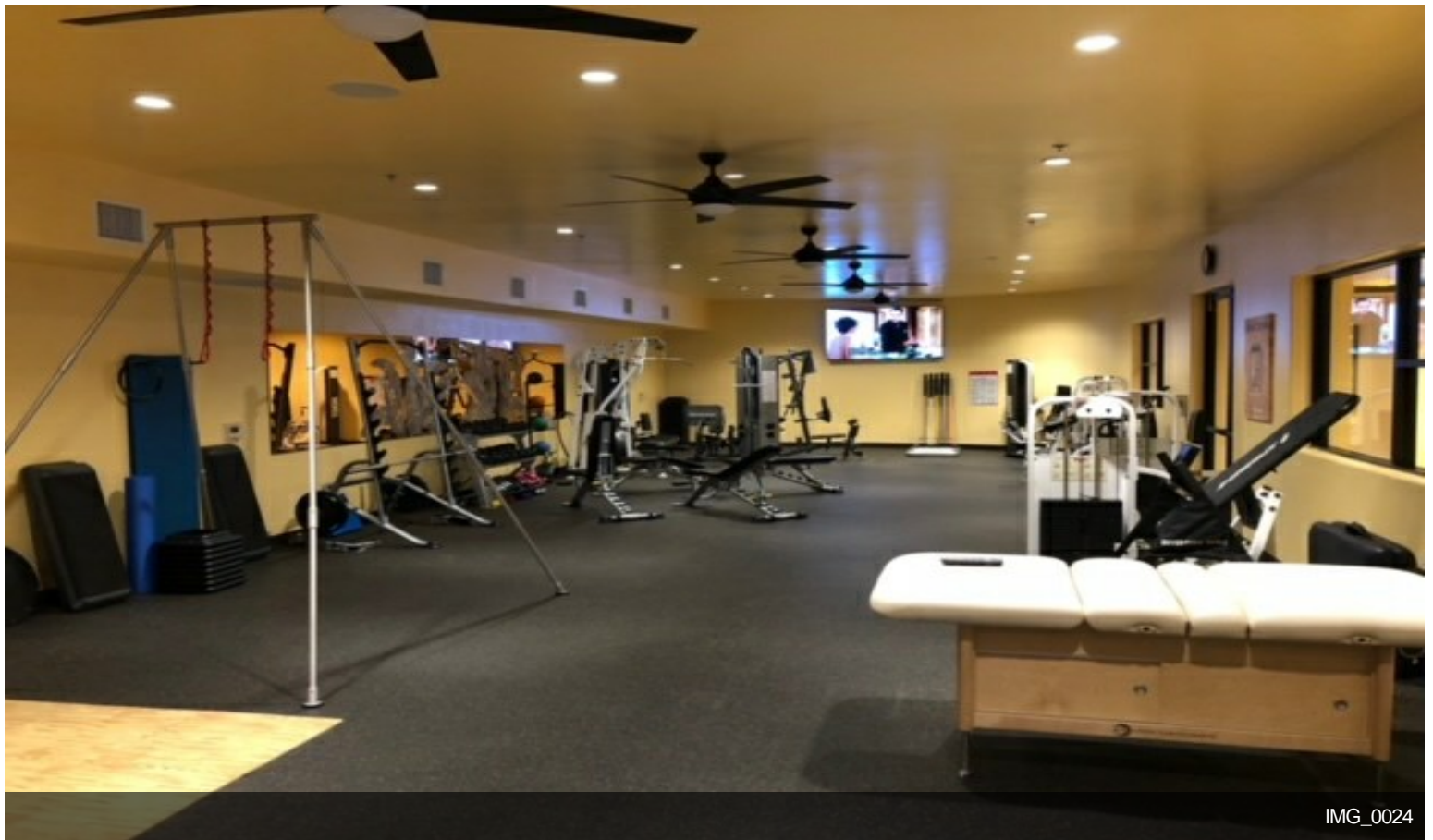
Cafe Patio 1



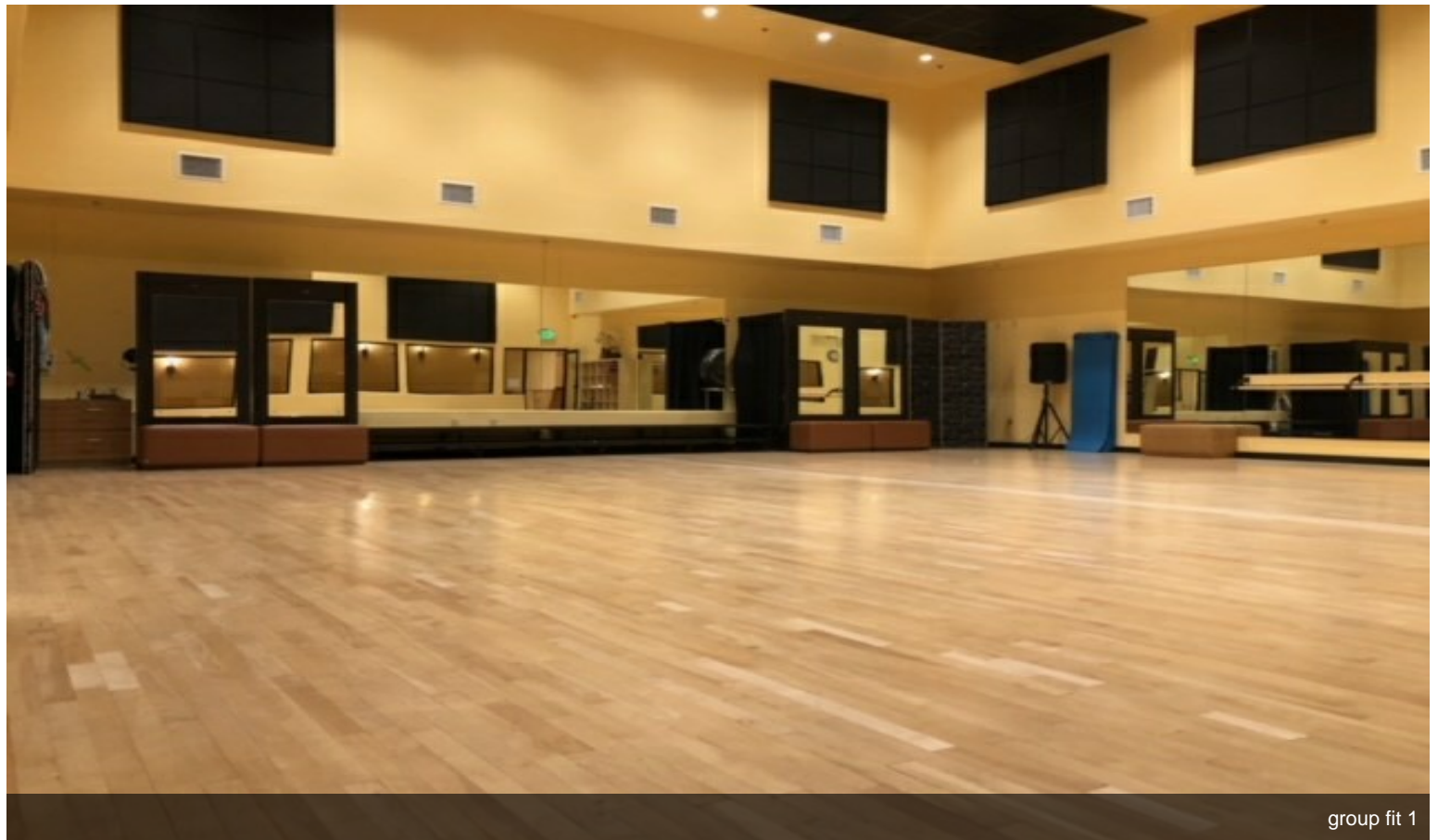
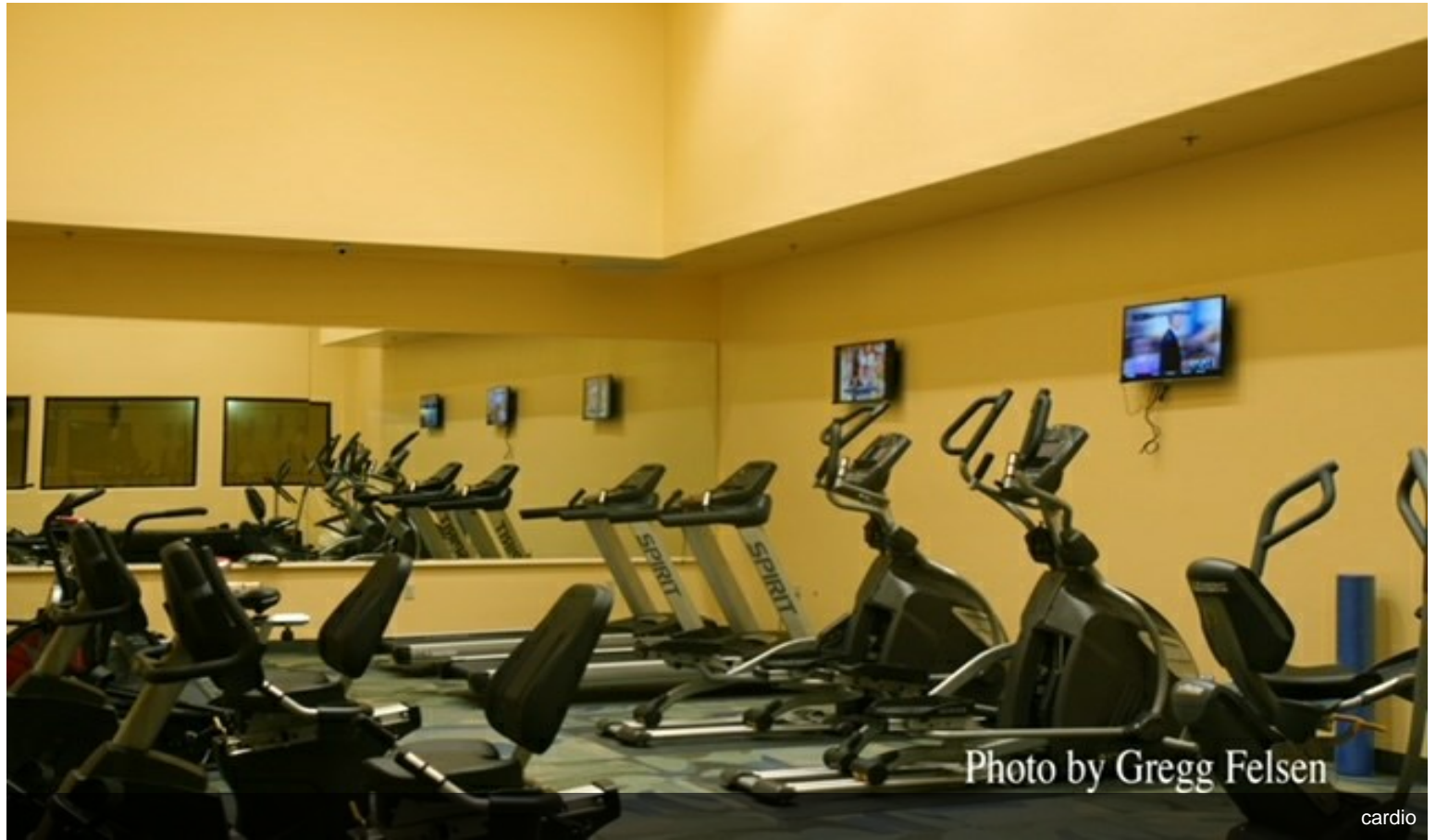
vdf boutique doors



## Property Photos

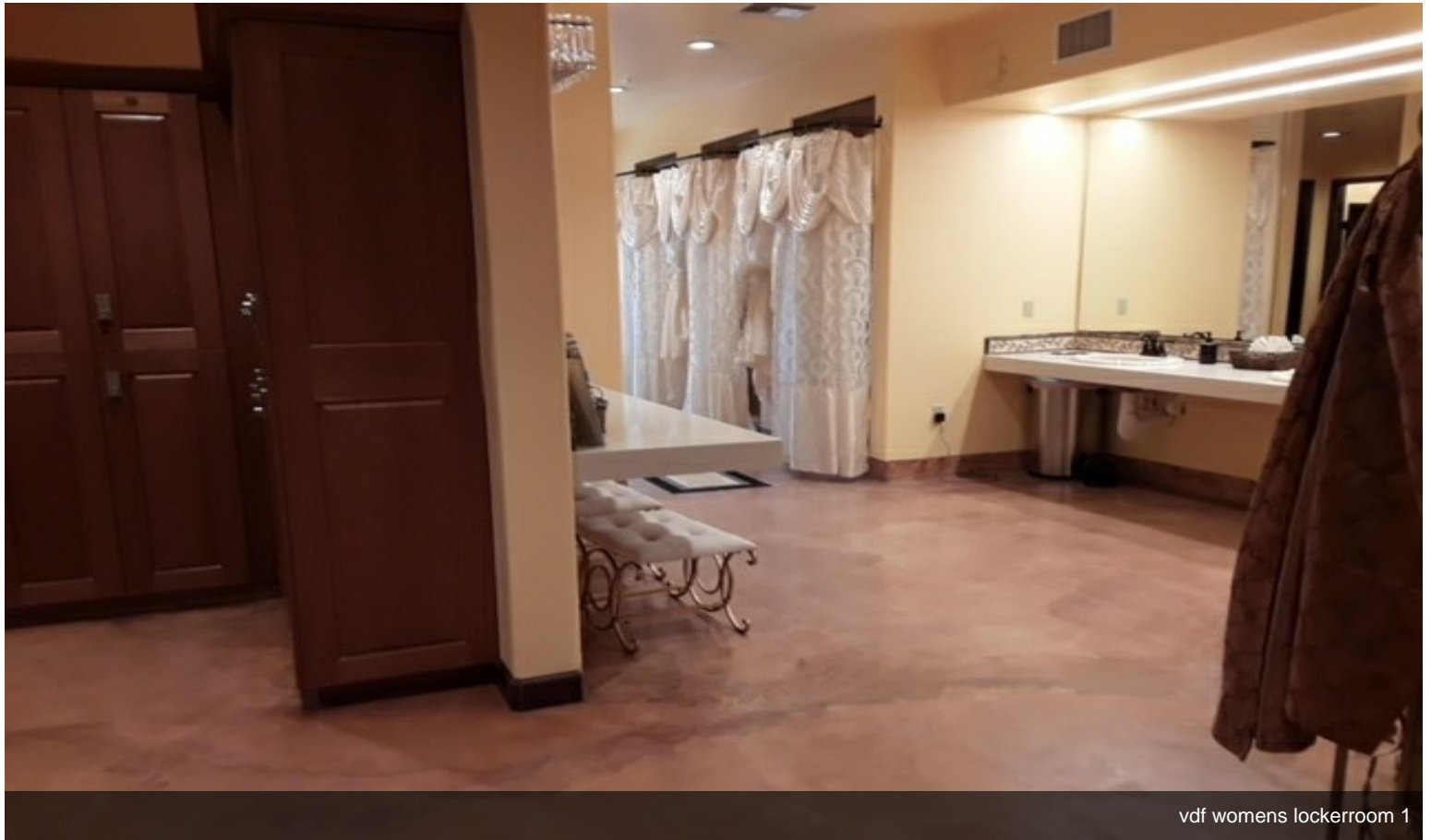


## Property Photos

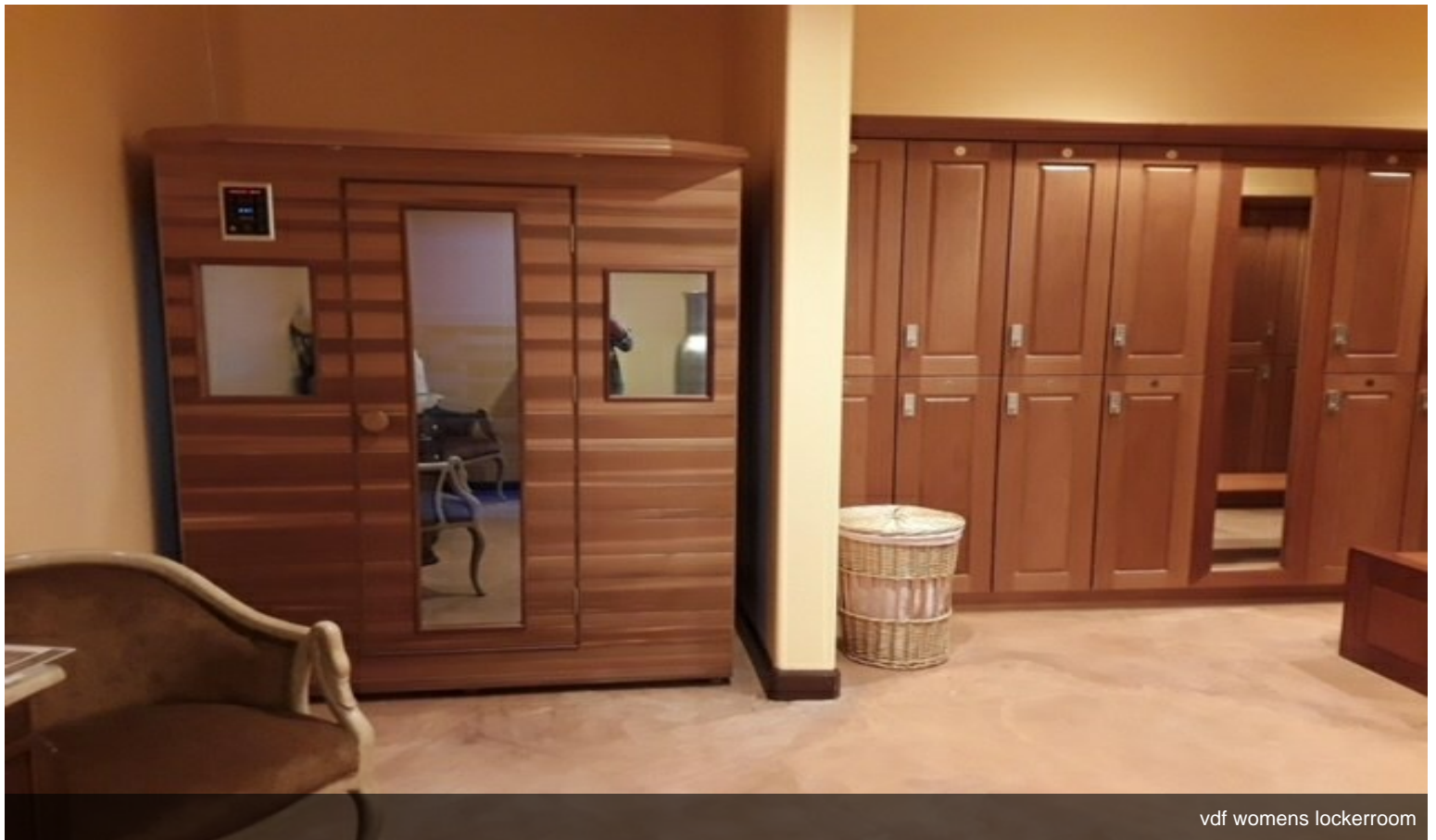




## Property Photos



vdf womens lockerroom 1



vdf womens lockerroom



## Property Photos



womens locker-room 3



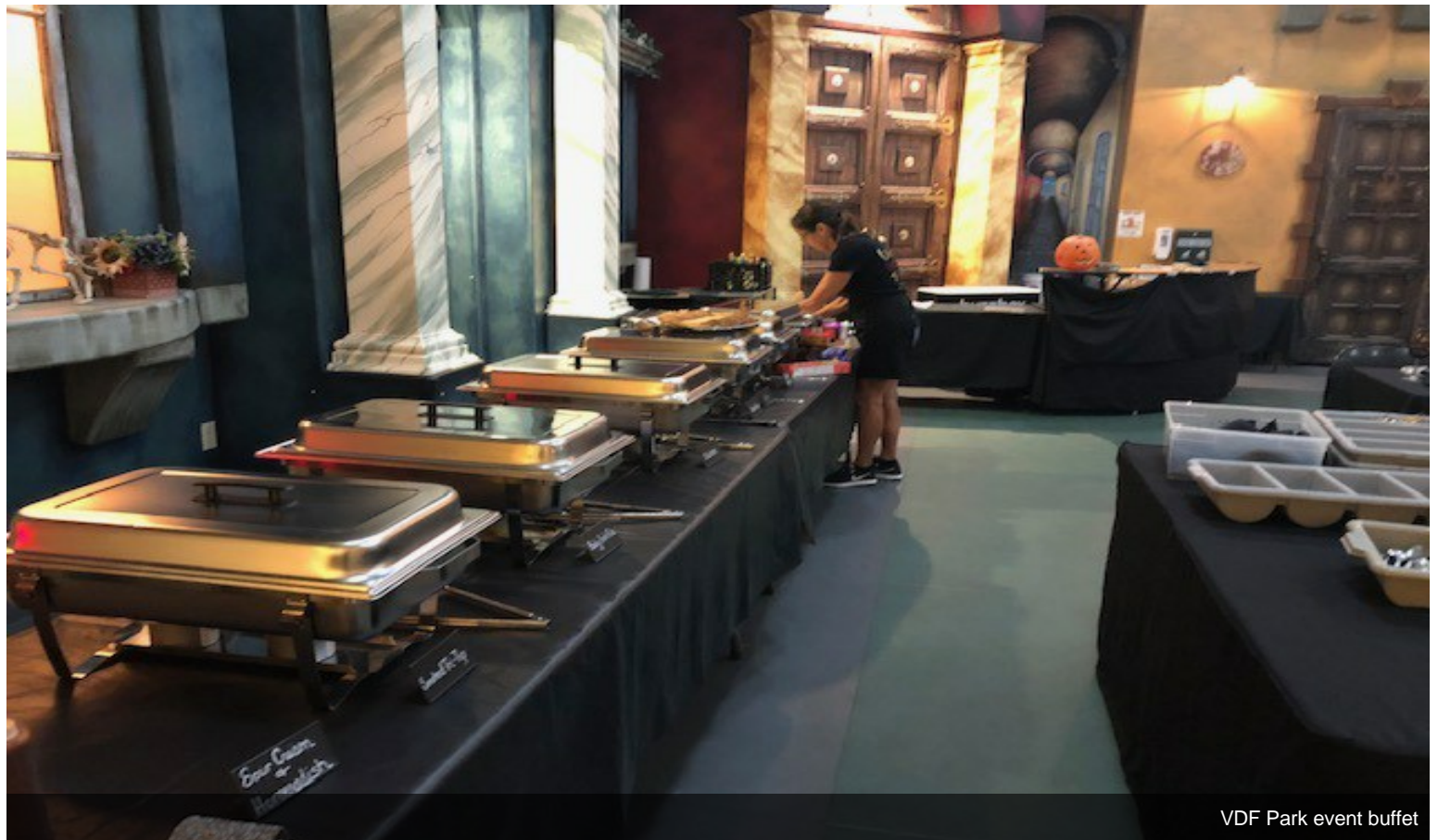
Dressing area



## Property Photos



VDF pool



VDF Park event buffet

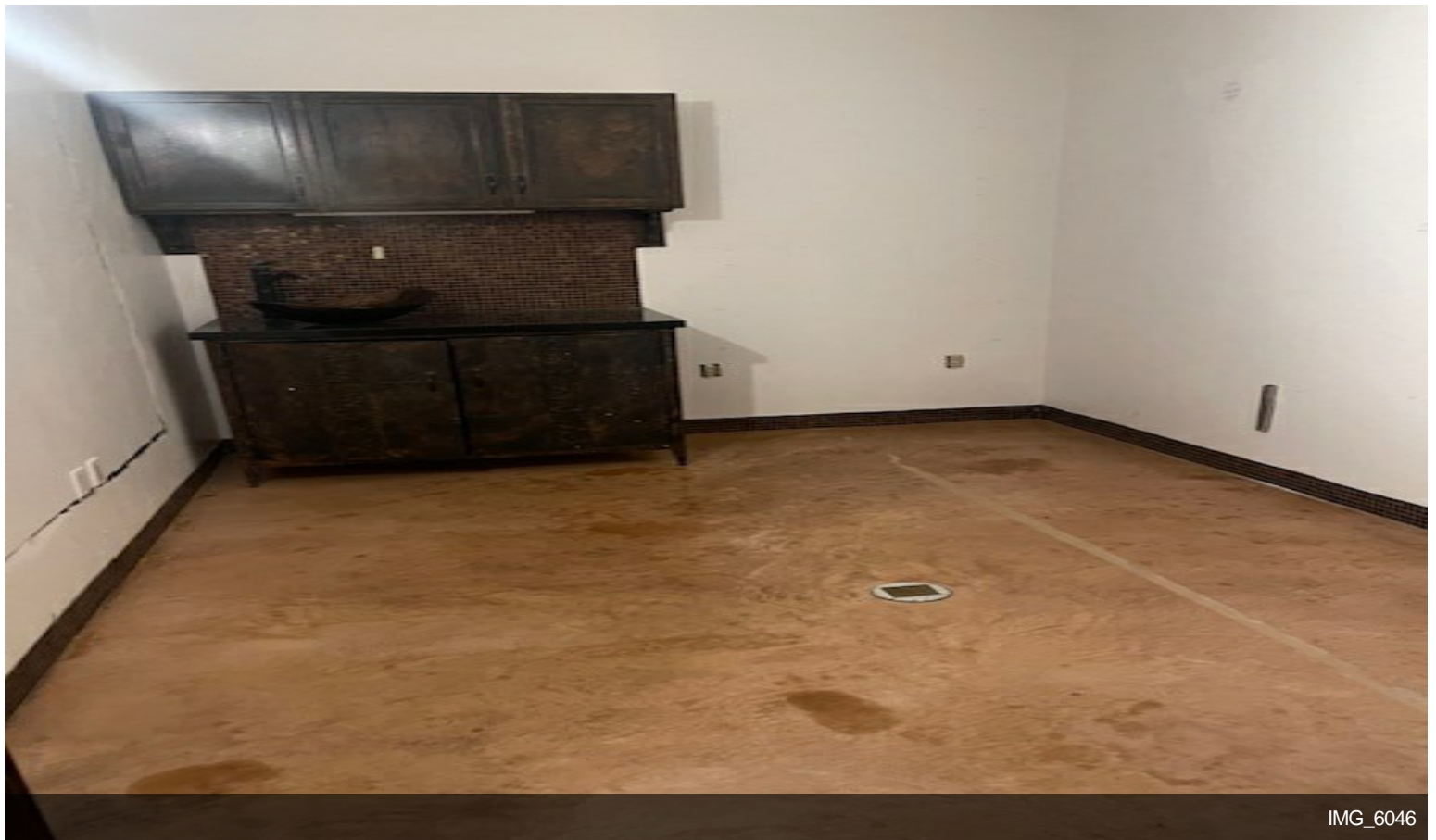


## Property Photos



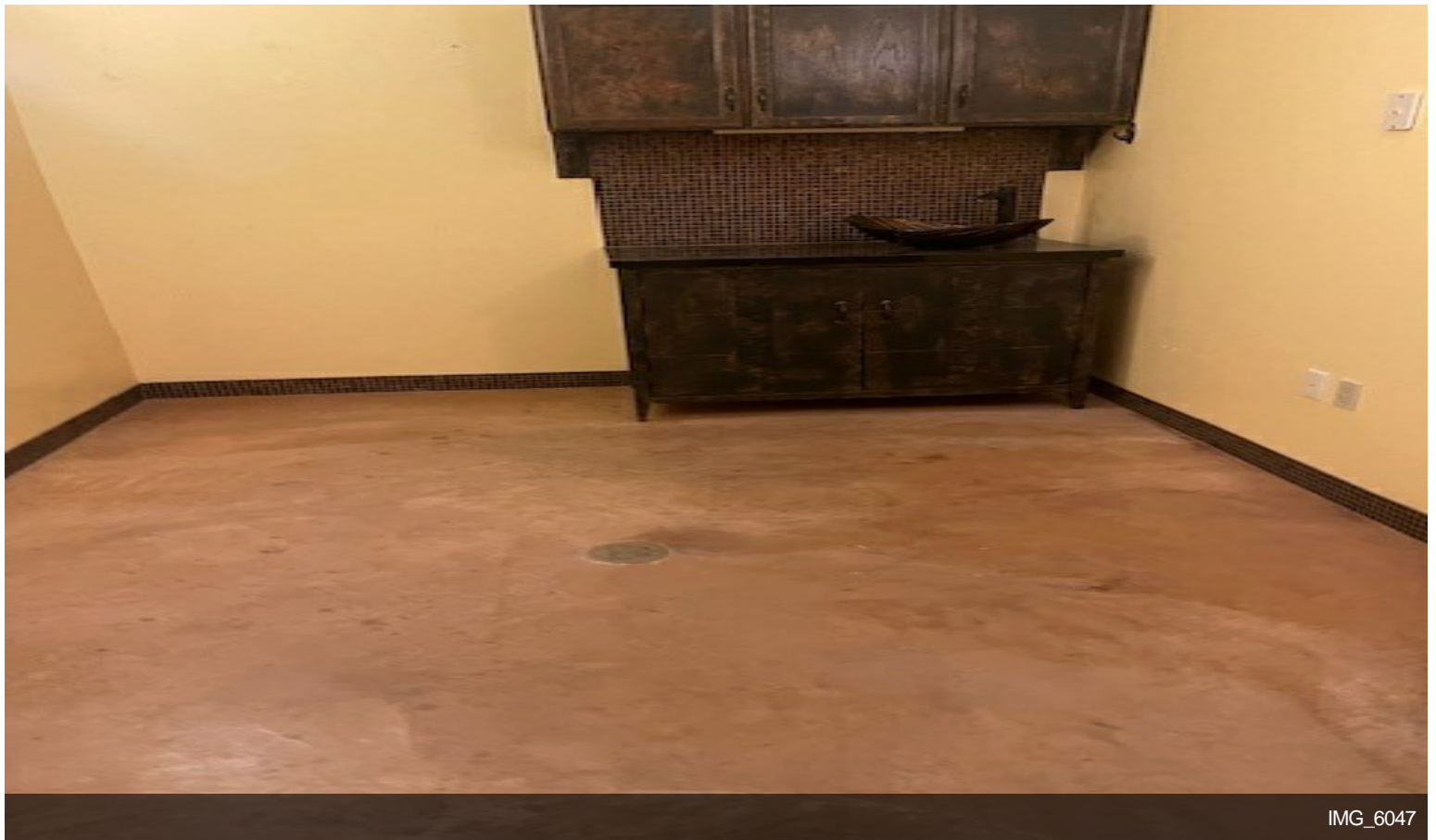


## Property Photos





## Property Photos



Reception

Private Garage/Storage  
U. (PRIVATE GARAGE)  
1,933.4 SF

RESTROOMS  
160.2 SF

S. STORAGE  
388.1 SF

BIG DOG PARK  
B. (GROUP B)  
1,261.4 SF

LITTLE DOG PARK  
B. (GROUP B)  
1,258.2 SF

CARDIO  
B. (GROUP A)  
839.6 SF

GROUP FITNESS  
B. (GROUP A)  
1,634.4 SF

SQUASH COURT  
B. (GROUP A)  
895.5 SF

B. (GROUP B)  
1,265.9 SF

GROOMER  
B. (GROUP B)  
851.4 SF

ELECTRICAL  
169.6 SF

DOG BAR  
M. (GROUP M)  
515.2 SF

FUTURE JUICE BAR  
B. (GROUP A)  
545.1 SF

TRAINER'S OFFICE  
B. (GROUP B)  
251.2 SF

RESISTANCE TRAINING  
B. (GROUP A)  
1,694.3 SF

CIRCULATION  
4,608.5 SF

LOCKERS  
B. (GROUP B)  
275.8 SF

LOCKERS  
B. (GROUP B)  
135.2 SF

RESTROOMS  
1,190 SF

RETAIL STORE  
M. (GROUP M)  
885.1 SF

S. STORAGE  
165.2 SF

Floor planA0.1

Floor planA0.11



# Property Photos

