



Desert Hot Springs Florist - Nursery

12695 Palm Dr,
Desert Hot Springs, CA 92240

\$1,149,000

3,300 SF 100% Leased
Retail Building

OFFERING

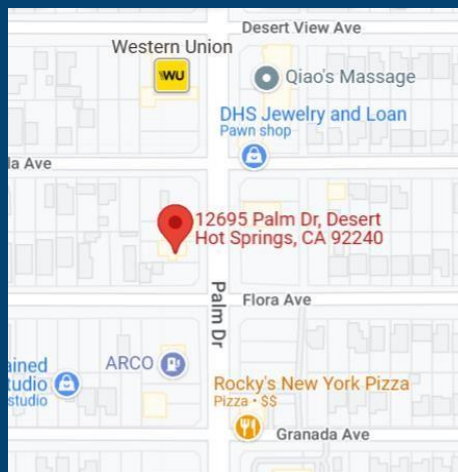
Desert Hot Springs Florist-Nursery first time on the market. Nursery included in the sale. Three additional commercial rental units, and a 1085 s/f single family home rental are included. Income for the three commercial rental units totals \$1,200 a month. The vacant Single Family is should be \$1,100 a month. Additional income available for the Nursery space once escrow is closed.

EXECUTIVE SUMMARY

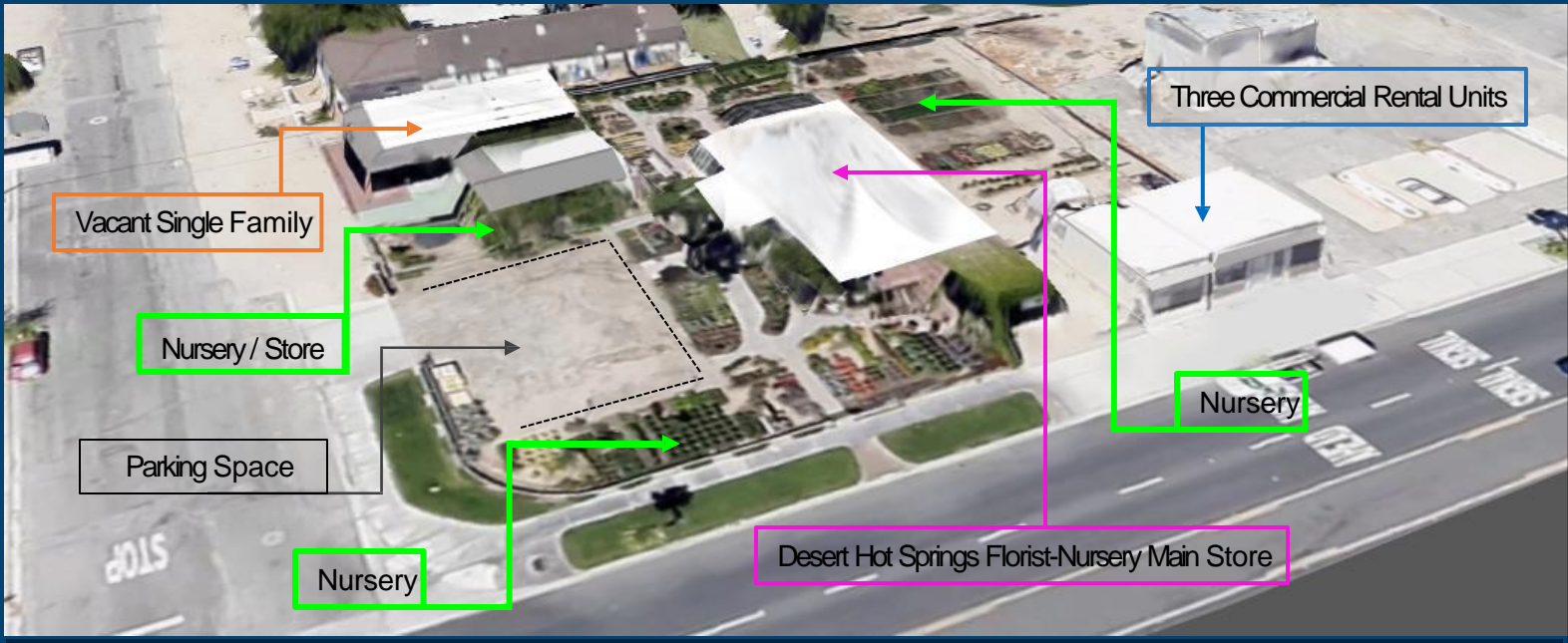
Prime corner location in the heart of Desert Hot Springs on over one-half acre of land. Sale type investment, price at \$483 per SF.

PROPERTY FACTS

- Building Size: 3,300 SF
- Year Built: 1945
- Building Height: 1 Story
- Land Area: 0.56 AC



BERT GARLAND
 Investment Broker
 Cal BRE 008734688
 Direct: 760.774.1048



Parcel Number:	657-270-029
Land Assessment:	\$11,722
Improvement Assessment:	\$85,862
CBSA:	Desert Hot Spring, CA
Sale Type:	Investment
Building Class:	Class C
Walk Score:	75 (Very Walkable)
Transit Score:	33 (Some Transit)

BUSINESS PROPERTIES IN NEARBY NEIGHBORHOODS

- Auto Zone
- ARCO
- Rite Aid
- Vigil Computers DHS
- Guy J Tedesco Park
- DHS Skate Park
- Desert Tires II
- Wheel City & Tires
- Francisco Auto Repair
- Custom Wrought Iron
- DHS Jewelry & Loan
- Cabot Yerxa Elementary School
- Radical Aesthetics
- Bank PC Tech





Desert Hot Springs Florist-Nursery
Including Three Commercial Rental Units and a Vacant Single Family

\$ 1,149,000

12695 Palm Corner Flora Ave. | Building Size: 3,300 SF | Land .56 Acres



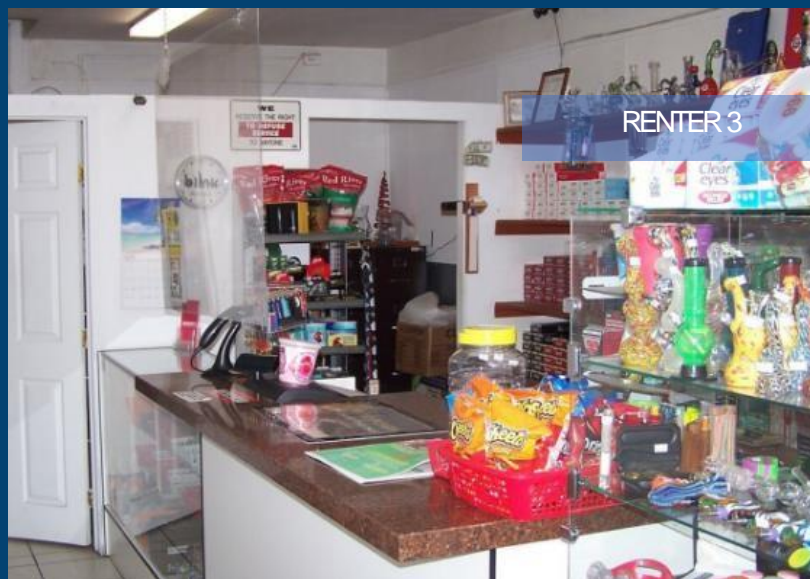
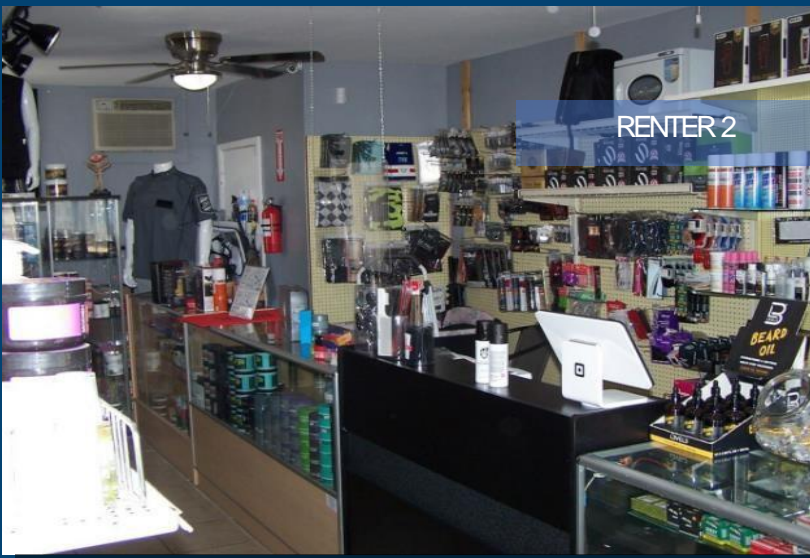
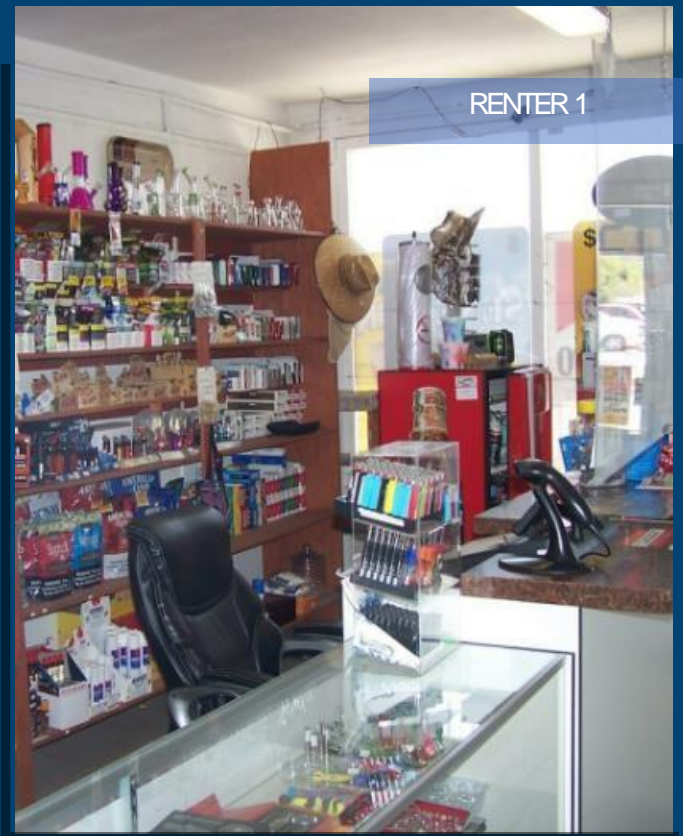
PRIMARY BUILDING / MAIN STORE / THE NURSERY

An In-store Shopping, Pick-up, and Delivery Florist, Garden Supply, and Botanical Nursery within the heart of Desert Hot Spring City. The main store is 3,300 sqft, complete with store shelving, a spacious display & show area, sitting on a .56 acre land, and its nursery facilities.



THE THREE COMMERCIAL RENTAL UNITS

Approx 300 sq.ft each store, fully leased with an average combine rental earnings of \$1200 a month.



THE VACANT SINGLE FAMILY ADU

Close to 600 sq.ft Single Detached Family Dwelling Unit,
Gated and semi-furnished.





FOR VIEWING APPOINTMENT:

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Exclusive commercial real estate firm focusing on investment sales, leasing opportunities, 1031 exchanges, land acquisitions, and property development.