



\$4,320,894

SALE PRICE

FOR SALE

*±16.54 AC of Commercial property located on the
northeast corner of Dogwood Rd & Interstate 8*

580 E DEALWOOD RD, EL CENTRO, CA 92243

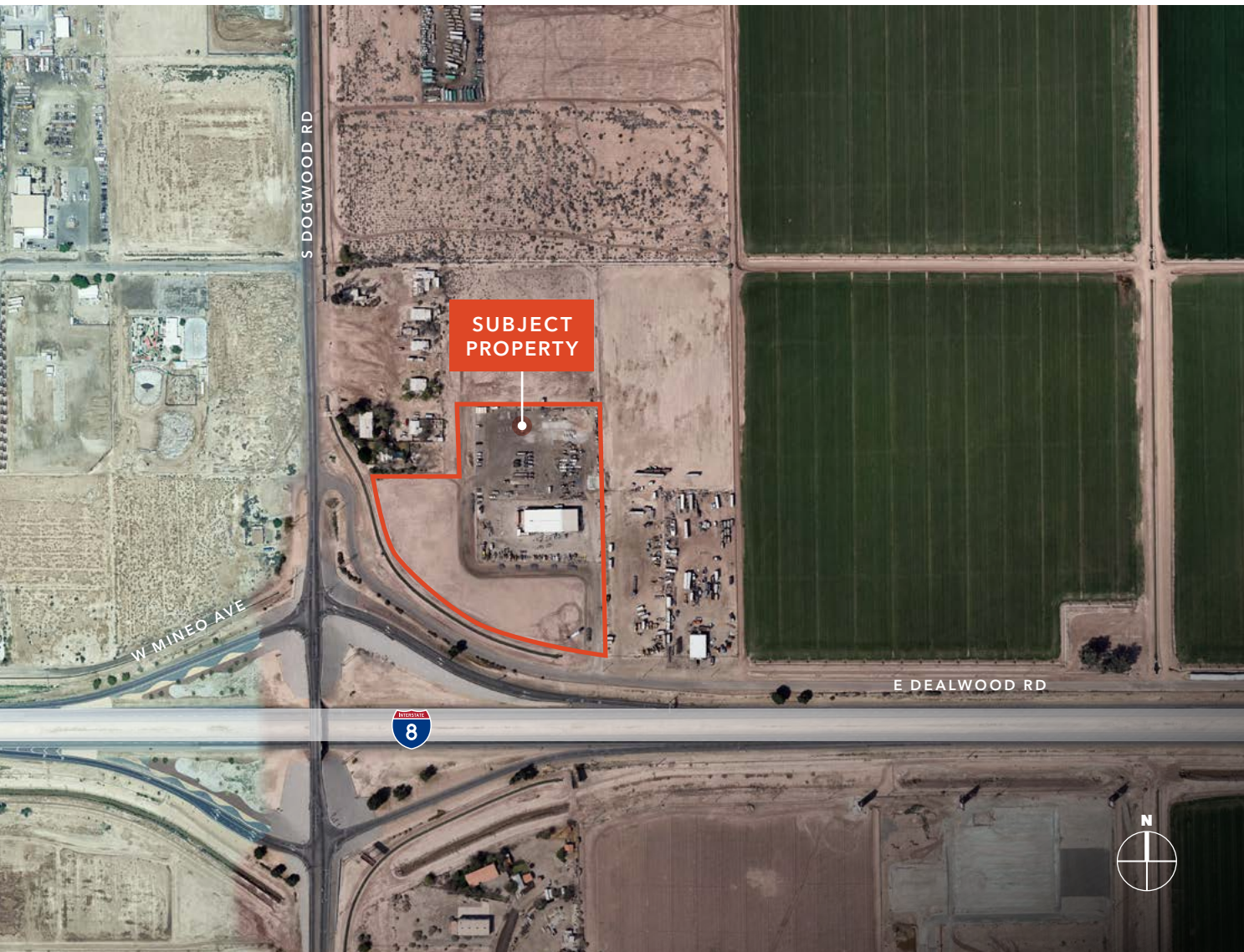
EXCLUSIVELY LISTED BY

PETER QUINN

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DOUG DAHM

Owner/Broker | The Dahm Team Real Estate Company, Inc.
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PROPERTY OVERVIEW

Apn# 054-420-016-000

Zone: CG (commercial general)

12,000 sf metal building used as air-conditioned office space

2 open bays for equipment repair and parts storage

Main building includes restroom facilities

Several minivan storage containers on the property

Loading ramp

Washrack and drainage facility

Property is located in the opportunity and enterprise zones providing tax benefits

Property is being sold "as is"

It is currently in the state of partial disrepair, but will be returned to a condition suitable for the use of a potential buyer/tenant

3 phase, 240 volt, 200 amp electrical service

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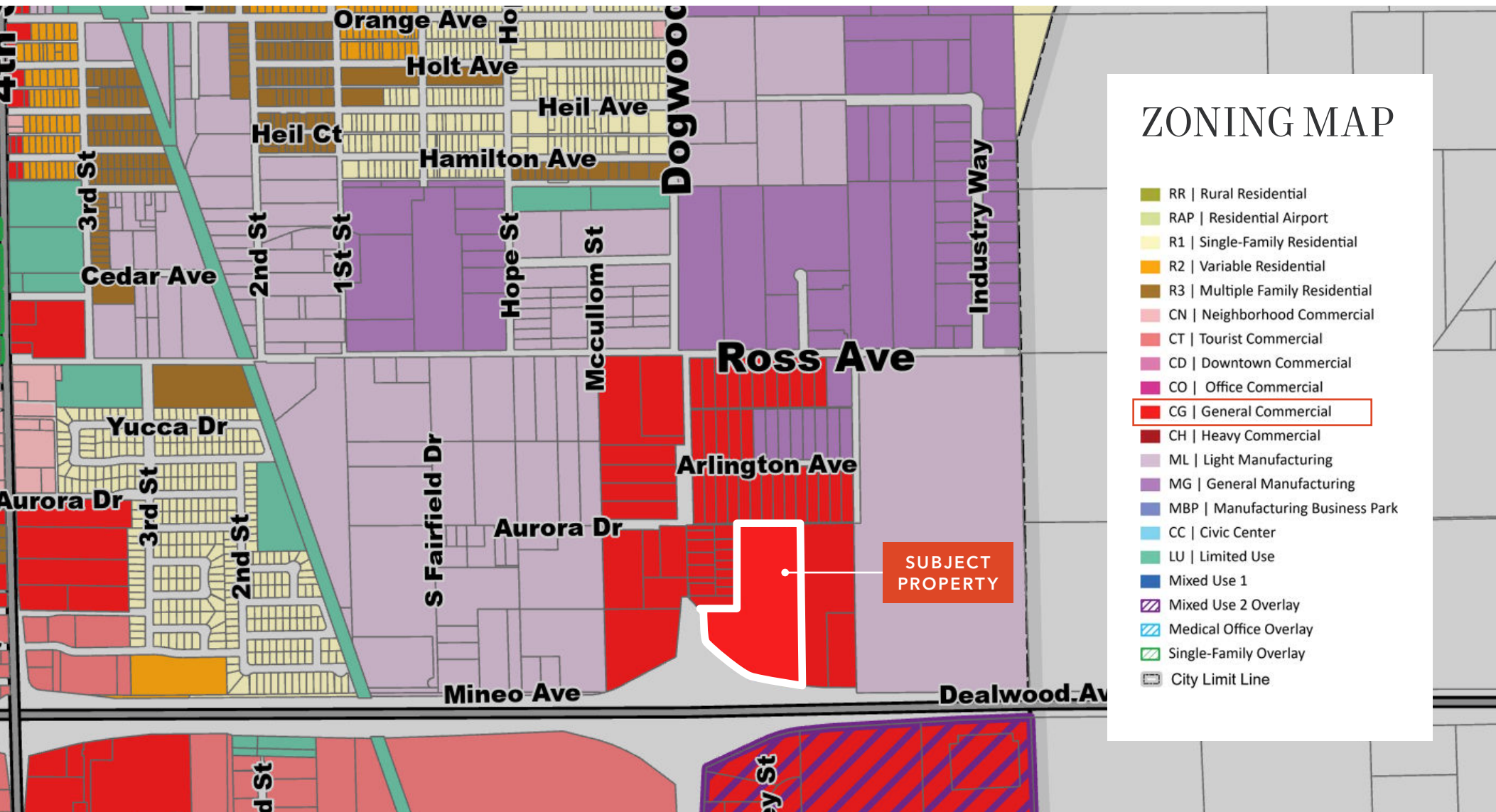
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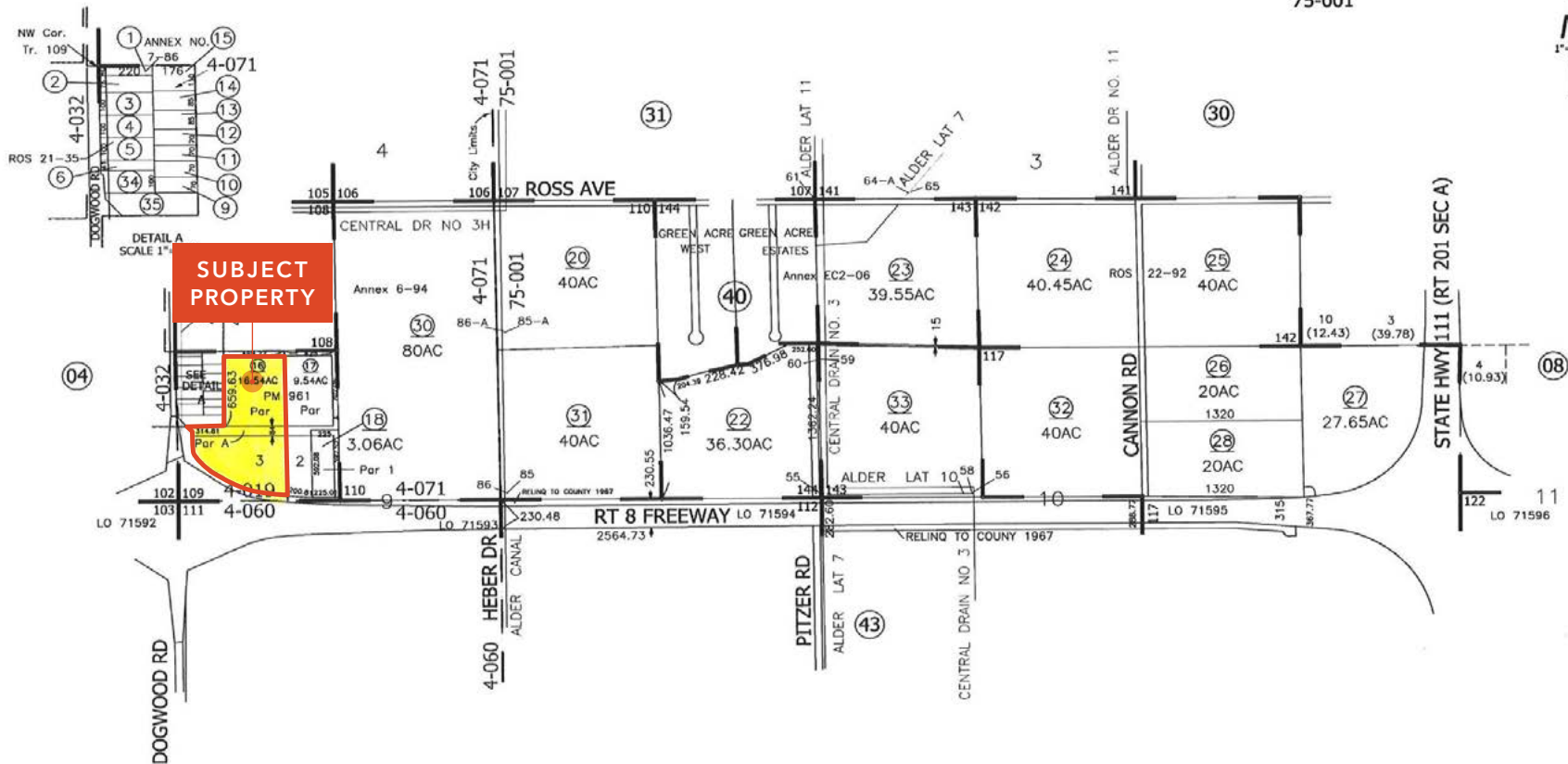


PLAT MAP

TRACT 109, 110, 142, 143 & 144 & POR TRACT 117
& POR SEC 3, 4, 9, 10 & 11 T 16 S, R14E

Tax Area Code
4-019
4-032
4-071
75-001

54-42



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The Dahm Team Real Estate Company, Inc.
www.thedahmteam.com
CARE #1096317

km Kidder Mathews



Covered Storage on the Southside of Property



Side Entrance on the Northside of Property



Open Bays for Equipment Repair



Drive up Office Space Parking

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