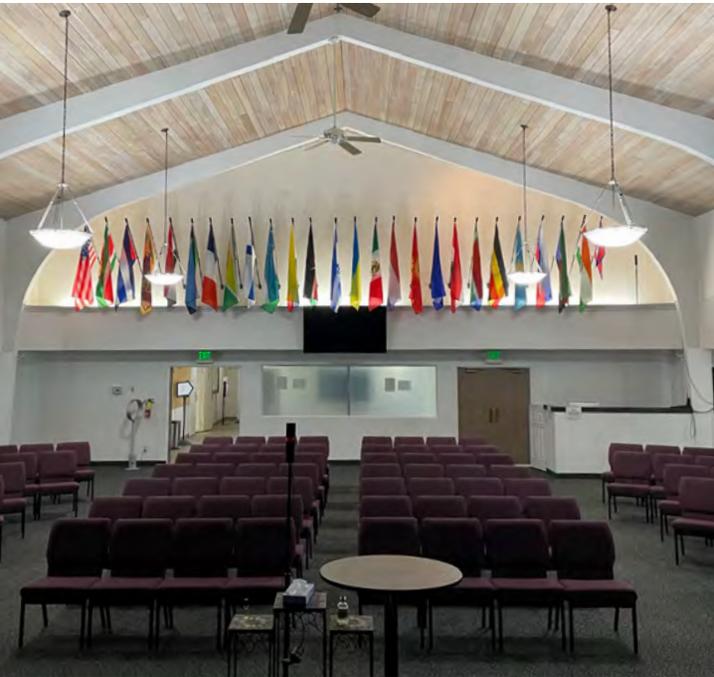




FOR SALE

140 N FRANKLIN ST | 151 N THOMPSON ST

±13,780 SF Religious Facility with ±350 Seat Sanctuary Located in Hemet, CA



PROPERTY HIGHLIGHTS

±13,780 SF religious facility situated on four (4) parcels (±40,510 SF) of land in Hemet, CA

±350 seat sanctuary / fellowship area

Includes two (2) single family residences [151 N Thompson and one situated on the main Church parcel (443-242-006)], classrooms, offices and kitchen

Recent upgrades throughout

Commercial kitchen

OP - MU Zoning (Office Professional - Mixed Use)

SP - 16 - 001 Zoning (Downtown Hemet Specific Plan)

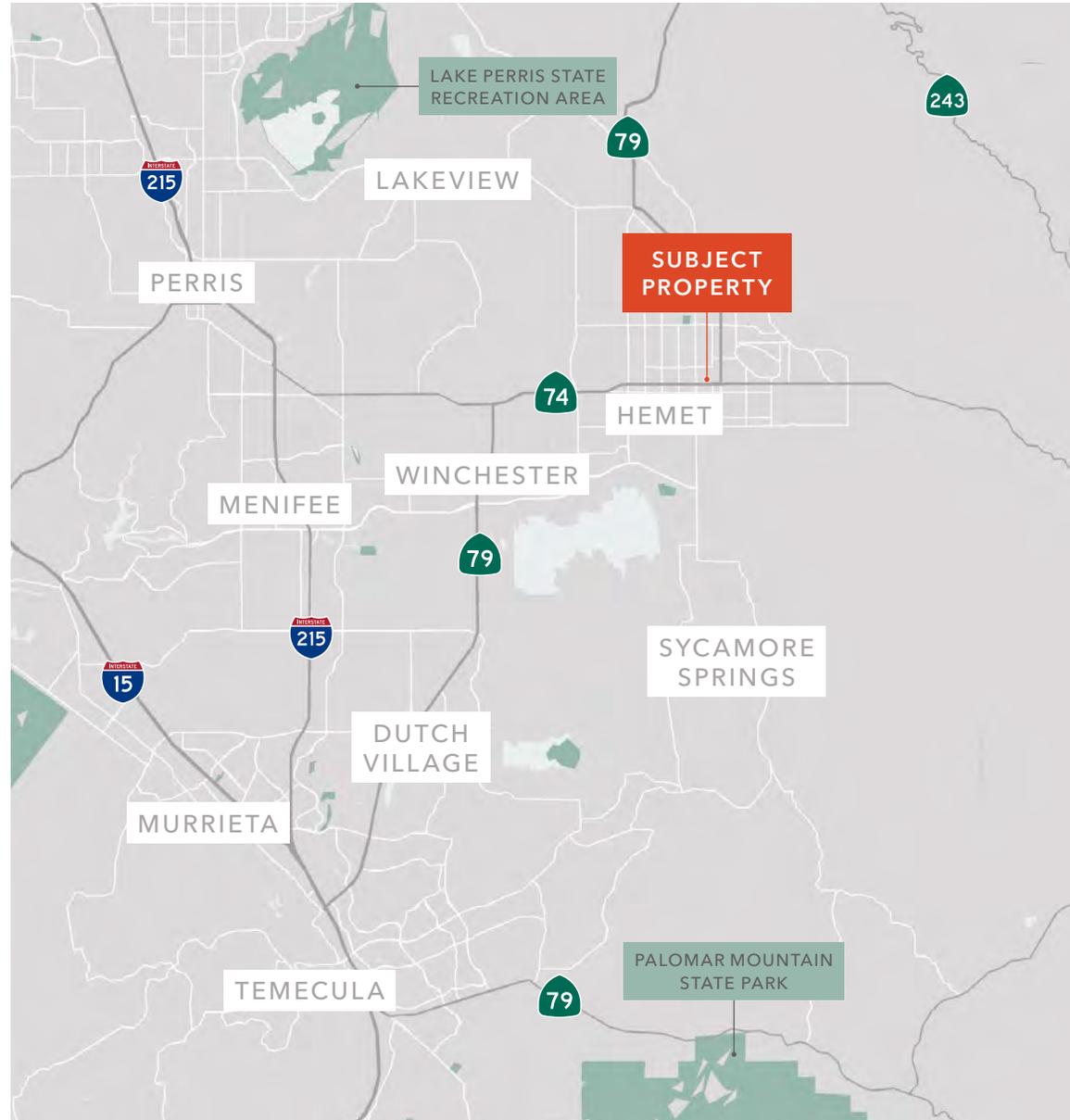
Parking lot provides 60 spaces

Improved roof structure with a solar photovoltaic system installed

Do not disturb church

Sale price \$2,200,000





ZONING & BUILDING HIGHLIGHTS

APN	443-242-006, 443-246-002, 443-242-007, & 443-242-008
DOWNTOWN HEMET SPECIFIC PLAN	SP-16-001
OFFICE PROFESSIONAL - MIXED USE	OP-MU
BUILDING SIZE	±13,780 SF
TOTAL SQUARE FOOTAGE	±40,510 SF
TOTAL ACRES	±.93 AC
YEAR BUILT	1930-1950s

HEMET SPECIFIC PLAN ZONING MAP



- Specific Plan Boundary
- Downtown Village (DV)
- Transit Oriented District (TOD)
- Hemet Stock Farm (HSF) - PCD*
- Office Professional - Mixed Use (OP - MU)
- Downtown Commercial (DC)
- Single Family Residential (SFR)
- Mixed Residential (MR)
- Institutional (I)
- Open Space - Recreation (OS - R)
- BNSF Railway
- Future Transit Mobility Hub (approximate location)

*Requires a Planned Community Development Application.









140 N FRANKLIN ST | 151 N THOMPSON ST

*For more information on
this property, please contact*

ERIC KNOWLES
858.369.3017
eric.knowles@kidder.com
LIC N° 00944210

ROBERT FLETCHER
858.369.3034
robert.fletcher@kidder.com
LIC N° 01706060

RILEY ROHDE
858.369.3041
riley.rohde@kidder.com
LIC N° 02207141

[KIDDER.COM](https://www.kidder.com)

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