

Trona Retail Building

13247 Jones St

SALE OR LEASE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY

Trona, CA 93562



PROPERTY OVERVIEW

Excellent opportunity located on the main road in the city of Trona, CA. Previously, a Dollar General Store with a large amount of parking space suitable for big box retailers. Great visibility from the main Blvd and easy access to location. This town is the last stop before reaching Death Valley which makes it a great location for retail without any competition in the surrounding areas. Searles Valley Minerals is the largest employer in Trona, and many employees live in Ridgecrest commuting daily to Trona making this location a convenient stop.

DETAILS

Property Type:	Store Building
Price:	\$699,999
Lease Price:	\$5,000/mo
Building Size:	9,900+/-sf
Construction:	Masonry
Year Built:	1958/1975
Lot Size:	1.80+/- acres
APN:	0485-262-07, 08, 09
Zoning:	CG

FOR MORE INFORMATION CONTACT:

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Direct 661-948-2644 x 16
Cell 661-233-2465

Main 661-948-2644
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CBCValleyrealty.com

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42402 N. 10th Street West Ste "E"
Lancaster, CA 93534

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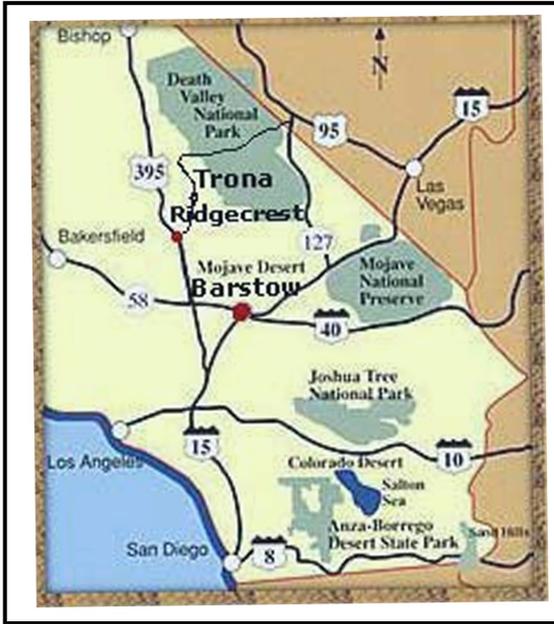
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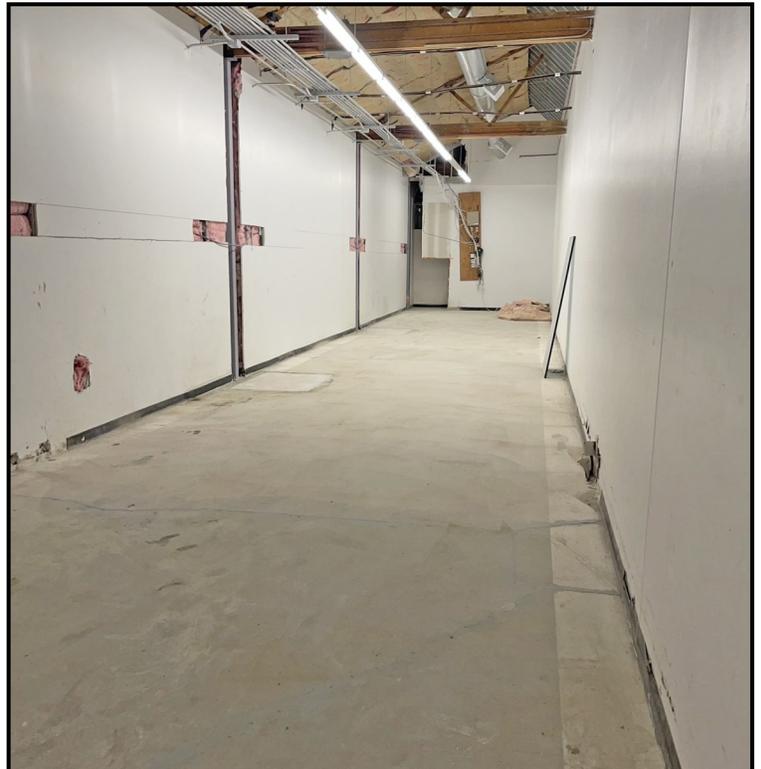
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Interested buyers should be aware that the Seller is selling the Property in ***“AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.*** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; or (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

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