

# For Lease or Sale

4490 Florida Ave, Hemet, CA 92544

FOR LEASE

\$1.05/NNN/MO

FOR SALE

\$695,000

BUILDING SIZE

4,047 SQFT

LOT SIZE

24,830 SQFT

ZONING

C2 General Commercial

COUNTY

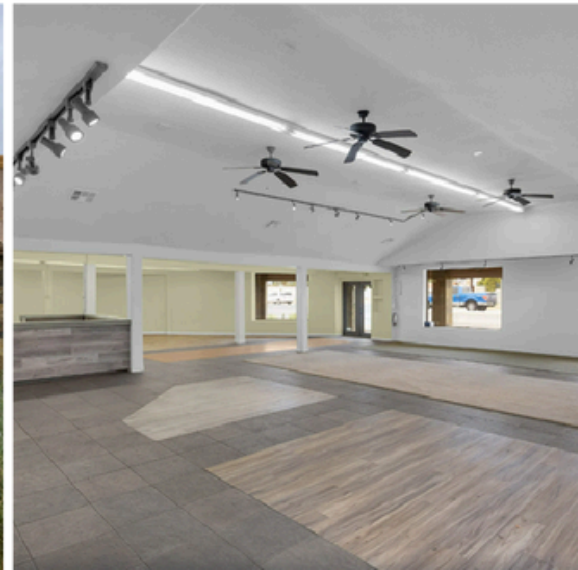
RIVERSIDE COUNTY

AVERAGE DAILY TRAFFIC

19,913

MARKET

HEMET



Explore the potential of this prime commercial property in Hemet, CA, boasting a spacious 4,047 SF building strategically located on a signalized corner. Benefit from high visibility, supported by a daily traffic count of 19,313. The property is zoned C2, offering versatility for various commercial uses. Included is APN# 551-180-016, featuring a 15,682 SF lot with existing water and power, all securely enclosed within a fully gated 24,830 SF compound. The building itself encompasses a 390 SF warehouse, two restrooms, offices, a kitchen, and a lounge area. Perfect for businesses requiring over 4,000 SF and with the potential for additional development. Don't miss out on seizing this exceptional opportunity for business growth and success!



For more information contact:

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