



Joe M Phelan

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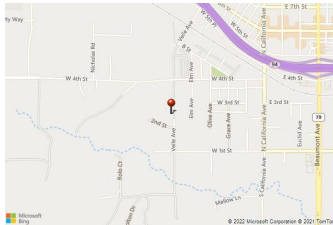
1 249 Veile Ave
Beaumont CA 92223

Units

0 Bldg Sq Ft
Owner

254,390 Lot Sq Ft
Assessor

Commercial Sale
LP: \$13,991,450



Area	1034 Banning/Beaumont/Cherry Valley
Property Subtype	Business Opportunity
List Price/Bldg Sq Ft	
Cap Rate	
NOI	
Year Built/Age	
MLS#	22-124883
APN	417-130-017

Cross Streets : 4th Street

Directions : In Beaumont take California to 4th Street, left on Veile. If coming from the east take I 10 to Pennsylvania and go South to First St, take right to Veile, take right and lot will be on left hand side.

Remarks : Five plus acre parcel zoned retail currently is subdivided into 3 units which are leased out, two currently are tow/wrecking yards and third is a recycling center. Best use of land would be if reimagined into industrial/commercial storage/distribution similar to neighboring distribution centers. This parcel has street access and is close to I 10/60 highways corridors and is close to railroad. Buyer would naturally be responsible for all due diligence.

Agent Remarks : This parcel is very close to both the Lowe's and Amazon distribution centers. Obviously both parcels are sold "As Is". Water and electric to 2 main buildings and MFH structure. Prior to showing Principles would need to provide POFs and/or Lender Approval. Buyer to participate in a 1031 exchange at no cost to Buyer.

Showing Remarks : By appointment only with prior POFs or Lender approval only

List Price Excludes : 3 leased businesses, their inventory, equipment and their storage units including recycle structure

List Price Includes : Two buildings and MFH

Income Details		Expenses		Contract Info DOM 510	
Accounting Type		Expense Year		List Date	02-18-2022
# Tenants		Property Tax Year		List Price	\$13,991,450
Net Profit		Advertising		LP/Lot Sq Ft	\$55.00
Other Income		Building		Orig List Price	\$13,991,450
Gross Monthly Income		Electric		Status Date	02-18-2022
Gross Operating Income		Equipment		Change Date/Type	01-25-2023 / Extended
Gross Schedule Rents		Legal Accounting		Sale Type	Standard
Laundry Income		Maintenance		Probate	No
Effective Gross		Insurance		CSO	3.0%
Vacancy Allowance \$		Operating		Listing Type	Exclusive Agency
Vacancy Allowance %		Management		Disclosure	None
Monthly Rent		Property Tax		Listing Terms	Cash, Cash To New Loan
Rent Max		Real Estate Tax		Available For	Sale
Rent Min		Reserves		Financing Available	No
Total Monthly Rent		Resident Manager		Financing	Cash, Cash To New Loan
		Supplies		Scope Of Service	Full Service
		Water/Sewer			
		Trash			
		Other			
		Total			

Structure Info		Land/Lot Info		Showing Info	
Buildings	3	Zoning	RA	Owner Name	
Units		Lot Dimen/Source		Owner Phone	
Stories		Land Use	Industrial, Retail	Occupant Type	
Exterior Constr		Topography		Occupancy/Show	24-hr Notice, Call Seller's Agent 1, Agent or Owner to be Present, Call First, Do Not Contact Occupant
Amperage		Lot Acreage	5.840		
Voltage		Lot Features	Lot Shape-Rectangular, Lot Over 40000 Sqft		
Roofing		Parcel Master			
Builder's Name		Survey	Buyer Pays		
Building Name		Phase			
Building Status		Park Name			
Entry Level		Country	UNITED STATES OF AMERICA		
Signage	Sign on Building	County	Riverside		
		Map			

Asset/Use Details		Area Details		Amenities/Parking	
Occupant Type		Residential Sq Ft		Building Features	
Search Tags	Industrial/Retail, Distribution	Condo Sq Ft		Security	Gated
Current Use		Industrial Sq Ft		Heating	
Asset Class	Industrial, Land/Unimproved, Specialty	Industrial Sq Ft Max		Cooling	
Industrial Type		Industrial Sq Ft Min		Electric	
Ice Type		Office Sq Ft		Utilities	Electricity - On Property, 220V In Workshop
Mail Center Type		Office Sq Ft Max		Water	District/Public
Service Class		Office Sq Ft Min		Laundry	None
Investment Property		Retail Sq Ft			

Clearance Height Max		High-Tech Flex Sq Ft		Laundry Equipment	
Clearance Height Min				Carport Spaces	
				Parking Spaces	0
				Uncovered Spaces	
				Covered Spaces	
				Parking Ratio	

Business Details		Business Details		Lease Details	
Business Name		Operation Days		Lease Type	
Business Type		Operation Hours		Leasable Sq Ft	
Business URL		# Employees		Largest Contiguous Sq Ft	
URL Description		# Part-time Employees		Assignable	
Other Phone Number		Years Under Current Owner		Total Building NRA	
Other Phone Ext		Hours Owner Works		Lessee Provides	
Reason For Selling	Market interest in parcel	Personal Property Amount		Lessor Provides	
Year Established		Commercial License		Divisible Sq Ft	
Inventory Value		Tax Rate		Total Sq Ft Max	
Equipment Value		Supplement Count		Total Sq Ft Min	
		Ownership Type		Move In	
		Seating Capacity		Monthly NNN	
				Renewable Option	



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NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2023 by TheMLS™. Information deemed reliable but not guaranteed. **Presented by:** Joe Phelan **CALDRE#:**01860608 | DMCA

