

For Sale!



559 Edgar Ave, Beaumont, CA 92223

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376
Contact: Teri Alvarez (909) 330-8123, DRE #01498790



Offered for: \$575,000

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Farmhouse Charming.

Located within the Beaumont Downtown Mixed-Use District; this existing Residential is zoned for a variety of Commercial uses with a welcoming front yard and covered porch. Possible 2nd entrance room/office at the front. New paint refresh inside and out, it's move-in ready!

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Large Lot: Existing shed in the yard with concrete foundation, this property has an alley on the North side and is surrounded by Commercial uses. Ample onsite parking potential. An excellent value add; owner-user or investor opportunity!

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Features: 4 spacious bedrooms, 1 bath, wall mounted air unit, wall furnace, wainscoting, high coffered ceilings with clean lines, ceiling fans in every room and plenty of natural light. Easy transition to offices/lobby.

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Wood Accents: The walls in each room feature warm wood paneling that provide enhanced character and the carpets throughout have all been cleaned, with new window coverings installed.

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Large Kitchen: Refrigerator, Electric Stove and Wood Pedestal Table are included in what could be a great kitchen for a variety of business uses, with a large window that overlooks the rear yard; which exits to mudroom and backyard.

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1-Bathroom: Original tiled wash sink and cabinet, vanity lights, tiled tub & shower with a glass door enclosure.

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Secured Yard: Partially chainlink and a newer vinyl fence, the large yard provides for onsite parking and/or service use. Two mature trees, one of which is a beautiful lemon tree closer to the backside of the house.

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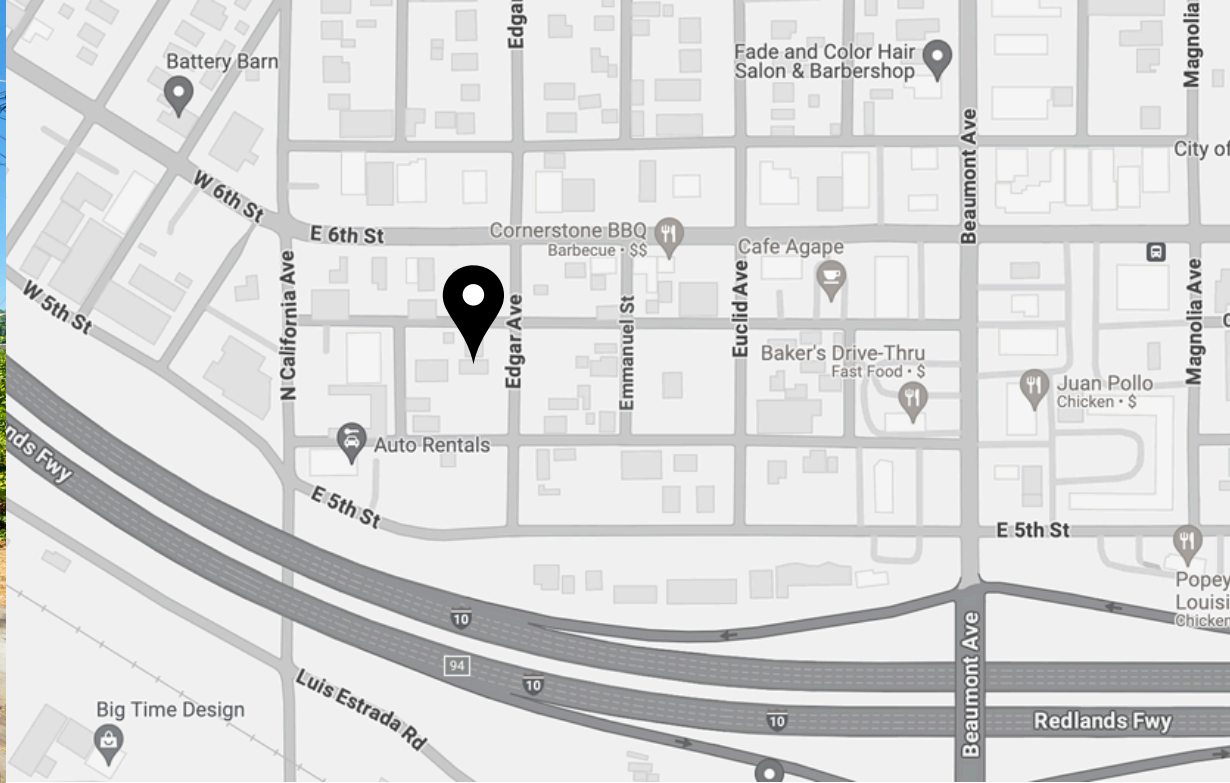


Traffic Counts:

CPD: ± 8,842 - @ E. 6th St / Edgar Ave

CPD: ± 11,815 - @ E. 6th St / Beaumont Ave

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- Total Available Space: 1690sf Residential Zoned Commercial; 8276sf Lot/.19ac
- Zoned: DMU Downtown Mixed-Use
- APN: 418-091-021
- 2023 Median Household Income Within 2-Miles: \$84,986
- Fully Secured Yard with Commercial/Manufacturing Neighbor, nearby to Downtown Beaumont and Amenities
- The Downtown Mixed Use (DMU) Zone is intended to provide for a rich and diverse mixture of office, retail, commercial, civic, entertainment, and cultural activities in a lively, thriving, high-quality pedestrian environment which incorporates mixed use development.

Local Map & Summary:

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