FOR SALE | COMMERCIAL / AUTOMOTIVE BUILDING

315 S 4th Street, El Centro, CA 92243



PRICE: \$1,100,000

- Excellent Owner/User or Investment Opportunity
- Freestanding Commercial/Automotive Building
- High- Traffic Location Along Highway 86



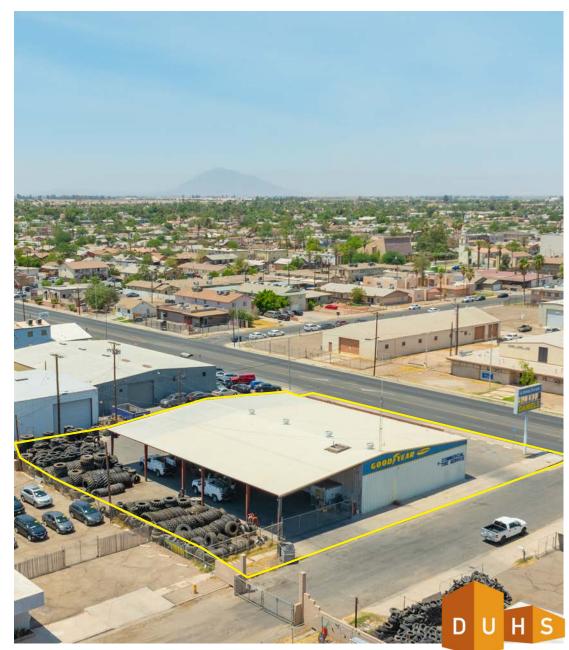


COMMERCIAL / AUTOMOTIVE BUILDING

EXECUTIVE SUMMARY

315 S 4th Street, El Centro, CA 92243

Price:	\$1,100,000
Building:	±6,344 SF enclosed area, plus:
	- 4,160 SF covered service area
	- 1,872 SF mezzanine
Price/SF:	\$173.39 /SF
Lot:	±27,000 SF
Occupancy:	Delivered Vacant at COE
Year Built / Renovated:	1968 / 2001
Existing Build-Out:	Automotive: 5 bays, 4 grade- level
	loading doors
Construction:	Concrete & Steel
ADNV-	
APN's	053-200-001, 053-200-002,
APN'S	053-200-001, 053-200-002, 053-200-003



Rob Bloom

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SITE

COMMERCIAL / AUTOMOTIVE BUILDING

PROPERTY SUMMARY

315 S 4th Street, El Centro, CA 92243

High- Traffic Commercial Corridor

- The Property is situated at the corner of S 4th Street (Highway 86) and W Olive Avenue, with traffic counts of approx. 27,000 cars per day along 4th Street.
- Building has excellent visibility and prominent pylon signage providing outstanding exposure along the street.

Owner/User or Investment Opportunity

- The property presents an excellent opportunity for an owner/user to purchase a building for their business instead of leasing.
- General Commercial (CG) zoning provides a broad range of potential uses at the property.
- Potential opportunity for a value-add investor looking to re-tenant the building or redevelop the site for other retail/restaurant uses.



COMMERCIAL / AUTOMOTIVE BUILDING

AERIAL

315 S 4th Street, El Centro, CA 92243



FOR SALE

COMMERCIAL / AUTOMOTIVE BULDING

315 S 4th Street, El Centro, CA 92243

