

For Sale

9,500 SF Commercial Building on One Acre Lot

301 N Main St. Blythe, CA 92225

Property Description:

- ◆ Building - 9,500 Sf
- ◆ Lot - 1 Acre

Property Features:

- ◆ Available For a Owner User or an Investor
- ◆ Owner Willing to Lease Back From Buyer for \$11,100+ NNN / Month. If Lease Back is Not Desirable, Owner Will Move Out By Close of Escrow.
- ◆ **7.25% Cap Rate**
- ◆ 2,600 Sf Metal Shelving Mezzanine
- ◆ 1,500 Fenced and Covered Loading/Storage Area
- ◆ 12 ft x 12 ft Grade Level Door
- ◆ 17 ft Clear Height
- ◆ 28 Parking Spaces

Location:

- ◆ Located North of Hobsonway and Just West of N Broadway

Zoning:

- ◆ CG - General Commercial

APN:

- ◆ 845-040-012

For Sale: \$1,837,000



Opportunity & Hub Zone



WIESE & ASSOCIATES

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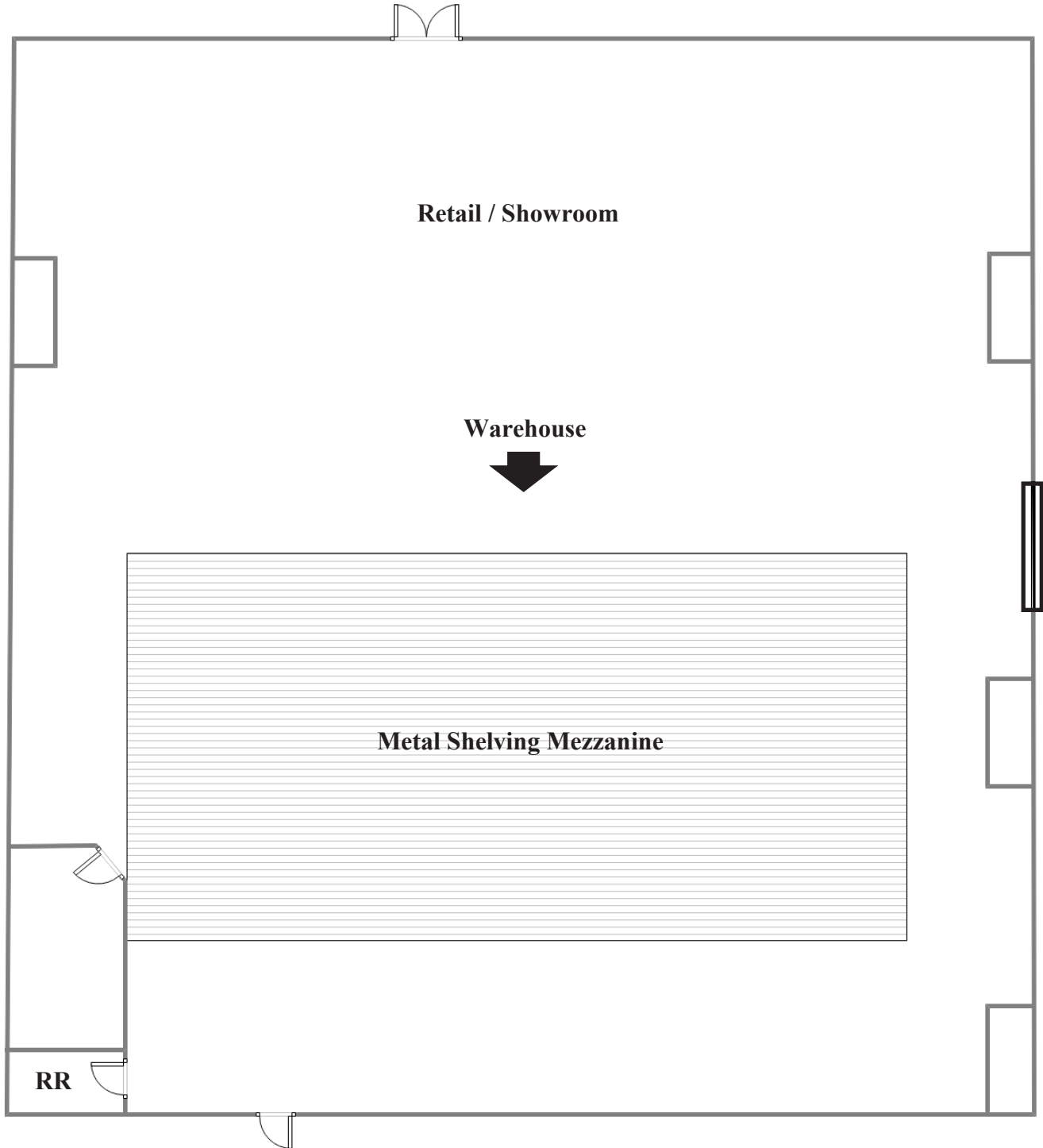
Erik Wiese
President
BRE Lic: 01190821



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W Barnard St.
Parking Lot

N Main St.



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Opportunity & Hub Zone Info

Opportunity Zone

An opportunity zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as opportunity zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service.

Opportunity zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

More Info:

<https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions#general>

HUBZone

The **Historically Underutilized Business Zones (HUBZone)** program helps small businesses in urban and rural communities gain preferential access to federal procurement opportunities. These preferences go to small businesses that obtain HUBZone certification in part by employing staff who live in a HUBZone. The company must also maintain a "principal office" in one of these specially designated areas.

What Makes a Business Eligible for the HUBZone Program?

- It must be a small business by SBA standards
- It must be owned and controlled at least 51% by U.S. citizens, or a Community Development Corporation, or an agricultural cooperative or an Indian tribe
- Its principal office must be located within a "Historically Underutilized Business Zone," which includes lands considered "Indian Country" and military facilities closed by the Base Realignment and Closure Act
- At least 35% of its employees must reside in a HUBZone

Benefits of the HUBZone Program

- Competitive and sole source contracting
- 10% price evaluation preference in full and open contract competitions, as well as subcontracting opportunities.

The federal government has a goal of awarding 3% of all dollars for federal prime contracts to HUBZone-certified small business concerns.

More Info:

<https://www.sba.gov/offices/headquarters/ohp/spotlight>