

# For Sale

## 20,500 SF Warehouse with Retail Showroom

839 Emerson Ave. Calexico, CA 92231

### Property Description:

- ◆ Building - 20,500 Sf
- ◆ Lot - 31,329 Sf

### Property Features:

- ◆ Available For a Owner User or an Investor
- ◆ Owner Willing to Lease Back From Buyer for \$11,260 + NNN / Month. If Lease Back is Not Desirable, Owner Will Move Out By Close of Escrow.
- ◆ **7.25% Cap Rate**
- ◆ 6,700 Sf of Retail Showroom
- ◆ 13,800 Sf of Warehouse
- ◆ 4,290 Sf Metal Shelving Mezzanine
- ◆ 20 ft x 14 ft Grade Level Door
- ◆ 20 ft Clear Height
- ◆ 20 Parking Spaces

### Location:

- ◆ Located South E Birch St. and Just West of Imperial Ave.

### Zoning:

- ◆ RA- Residential Apartment

### APN:

- ◆ 058-302-001

**For Sale: \$1,864,000**

**Opportunity Zone**



## WIESE & ASSOCIATES

REAL ESTATE BROKERAGE AND MANAGEMENT

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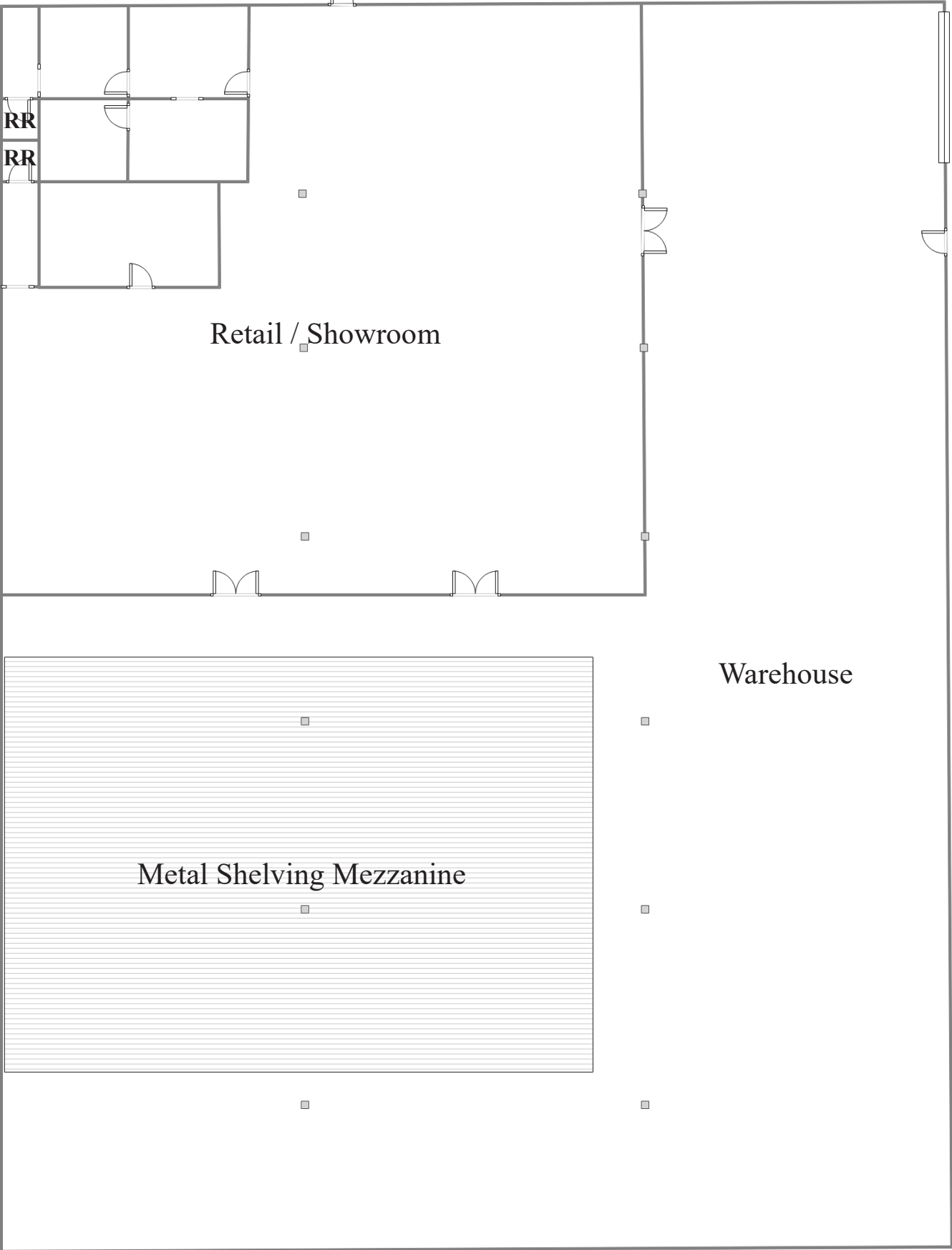
Erik Wiese  
President  
BRE Lic: 01190821



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Emerson Ave.

Parking Lot

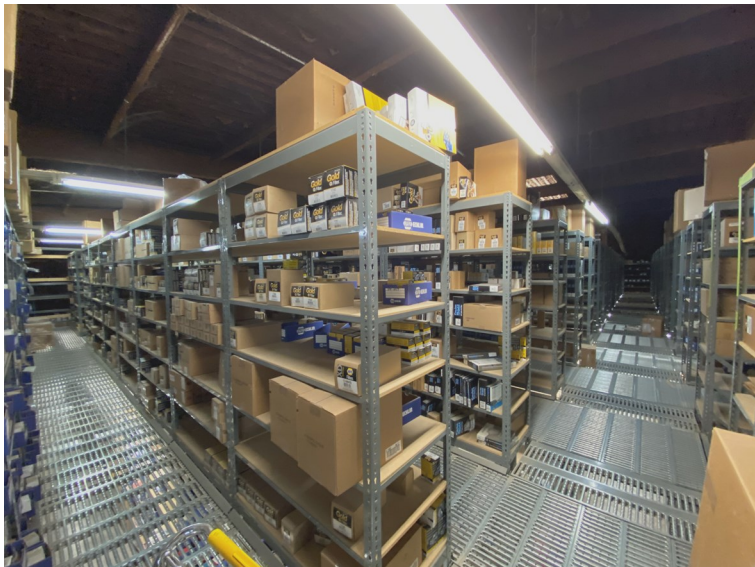


Retail / Showroom

Warehouse

Metal Shelving Mezzanine

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## **Opportunity Zone Information**

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>