

630-638 GRAND AVE

630-638 Grand Ave, Spring Valley, CA 91977

Presented By:
Exceptional Realty



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COMMERCIAL RETAIL PROPERTY WITH BUSINESS FOR SALE

Golden California Auto Repair & Paint

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Property Details

Price:	\$2,750,000
Property Type:	Commercial Retail
Property Subtype:	Auto Repair
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.51 AC (AC approx. includes 2 parcels)
Gross Building Area:	5,038 SF (SF approx. includes 2 parcels)
No. Stories:	1
Year Built:	1970 (Buyer to verify)
Tenancy:	Single
Zoning Description:	C36
APN / Parcel ID:	584-400-41-00 & 584-400-60-00
Walk Score ®:	40 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Parking Spaces:	12 uncovered



View the full listing here: <https://www.loopnet.com/Listing/630-Grand-Ave-Spring-Valley-CA/40793472/>

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Property Description



Rare opportunity to own a fully equipped auto body, paint, and repair business along with the commercial real estate in desirable Spring Valley. This turnkey operation includes a welding machine, aluminum welding machine, two air compressors (one silent), A/C machine, frame machine, alignment machine, tire machine, ADAS calibration machine, two spray booths (including a newer booth), two vehicle lifts, and complete auto repair and paint equipment, and additional 12 outside, uncovered parking spaces.

The property features three outdoor garages/yards, plenty of parking space, a private office, and a separate 2-bedroom, 1-bath renovated residential unit with an attached garage, offering additional income or owner-occupancy potential.

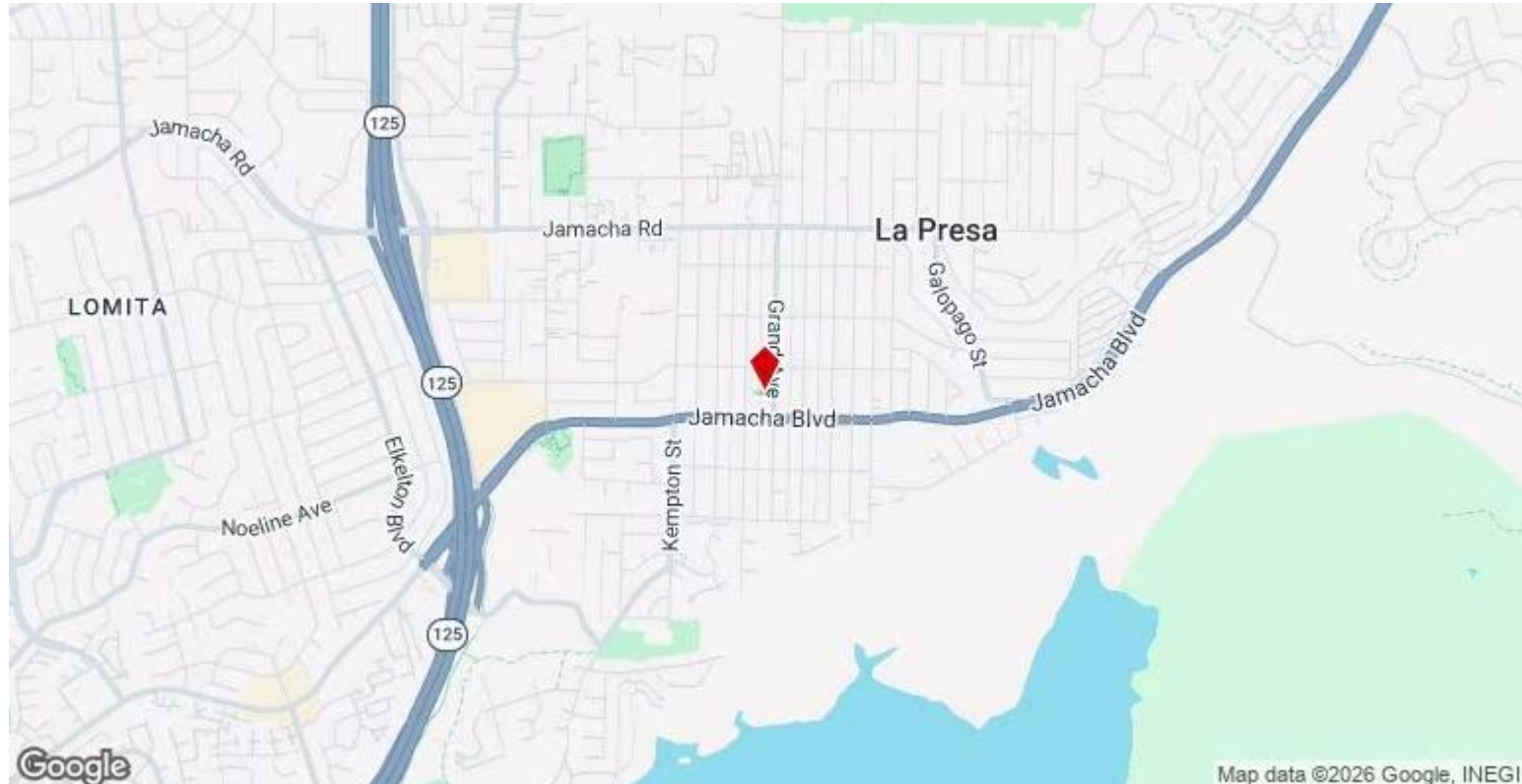
An exceptional opportunity for owner-users or investors seeking a well-established automotive facility with substantial operational capacity and growth potential.

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Location

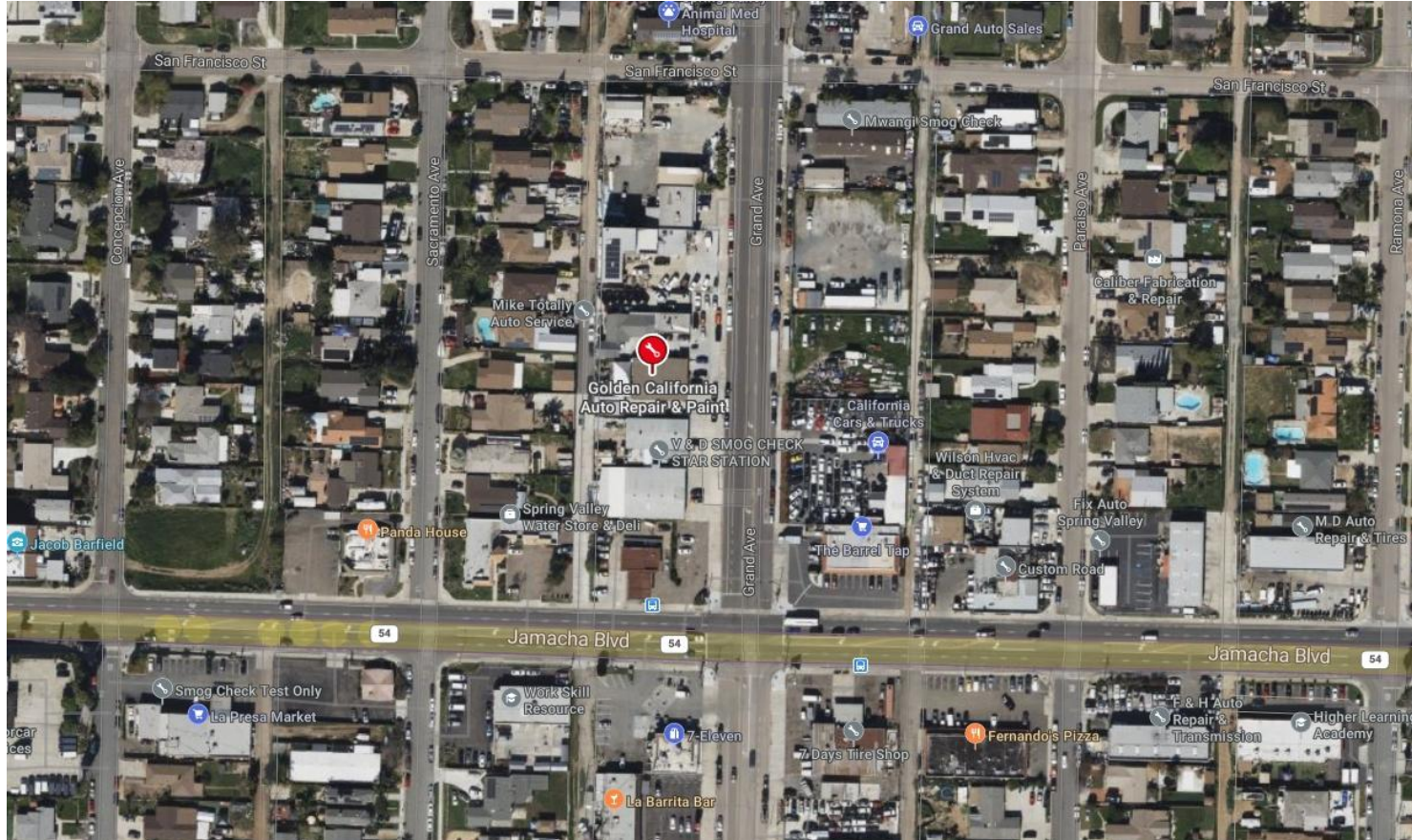


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Map



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Business Equipment

Welding machine, Aluminium welding machine.

2 Air compressors one of them silent.

AC machine.

Frame machine.

Alignment machine.

Tires Machine

Adas calibration machine

New spray booth

Secondary Spray booth

Complete equipment for auto repair and paint

2 lift jack

3 outdoor Garage fit for 40 vehicles



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Parcel Information

APN	Address	Building SF	Lot AC	Type	# Buildings
584-400-41-00	630 Grand Ave, Spring Valley, Ca. 91977	3,250	.25 AC	Commercial Retail	1
584-400-60-00	636-638 Grand Ave, Spring Valley, Ca. 91977	1,788	.26 AC	Commercial Retail	1

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Tenant Information

Tenant	Single Family Residence Unit	Bedroom	Bath	SF Occupied	Garage	Monthly Lease Amount
Currently Leased	1	2	1	approx. 1,100	Attached (2 spaces)	\$2,500

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Parcel# 584-400-41-00



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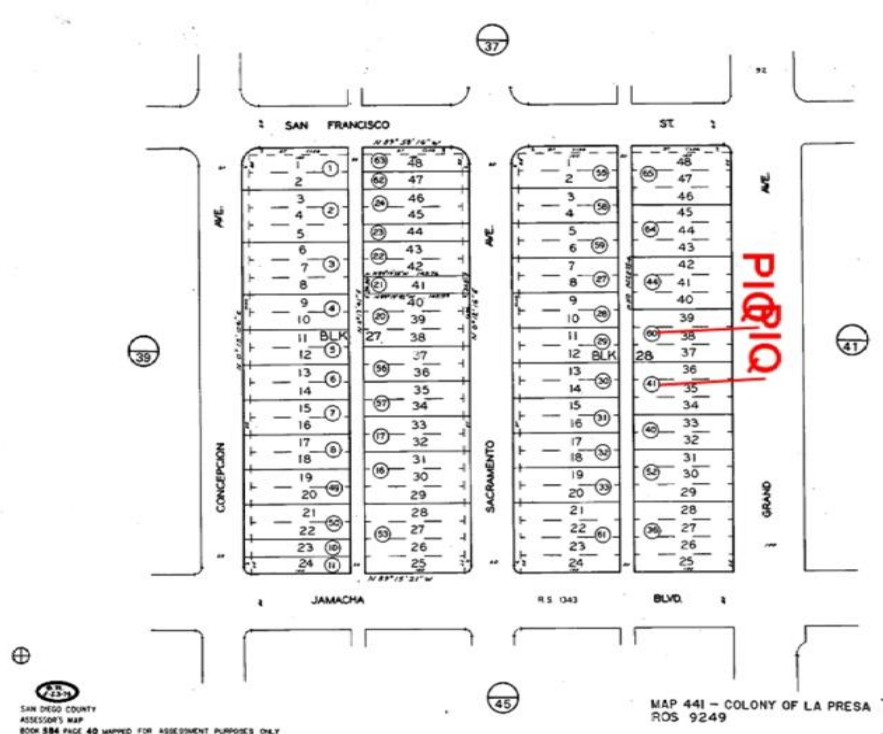
Parcel# 584-400-60-00



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Plot Map



584-40 .

1" x 10"
N

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3. 29. 13 JK

CHANGES

BLK	OLD	NEW	CUT
AL	608	618	121 7700
26	14635	14635	23280
161-9	15407	171	10230
54	188 07	18	2100
402-68	402	171	10230
54/25	54	171	10230
258	402 03	171	2100
81	61114	10230	10230
44	171	171	10230

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Property Photos



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Buyer to verify all information, permits, zoning, and property details to their satisfaction. This commercial property includes 2 parcels, buyer to verify all prior. Property also includes owner occupied auto shop business and private single family unit including 2 bedroom/ 1 bath, with attached garage- currently leased. Any question contact Listing Agent directly.



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