

# Park your semi trucks, trailers, and service station

RIGHT SPACE | RIGHT PLACE



## FOR SALE

Address: 910 Western Knolls Ave, Beaumont, CA 92223

### PRESENTED BY

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**MGR**  
Real Estate

### For Sale \$3,500,000

- The building is approximately: 3,950 sq ft, and it includes a 2-bedroom, 1-bath apartment on the upper level, and next to it is a 50X50 metal building.
- The total lot size is approximately 118,483 (2.7 Acres)
- APN #414-120-044 and APN #414-120-043
- To verify the zoning, call the city of Beaumont
- Zoning is (UV) Urban Village
- A valid and up-to-date Auto Repair permit allows for truck maintenance and repair, and truck parking is allowed.
- There is a cell tower and a bell board that generate revenue.
- The electrical system is phase 3 with 400 amps available.
- There is a water well.

Commercial | Residential | Property Management

3800 E. Conçours St., Ste. 350 Ontario, CA 91764 PH: 909.981.4466

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