

519  
W. COLTON AVE

Redlands, CA

FOR SALE

±0.36 ACRES WITH A ±2,200 SF BUILDING



**CBRE**



## GENERATIONAL COMMERCIAL REAL ESTATE OPPORTUNITY - REDLANDS, CA



### First time on Market in 40+ | Prime I-10 Freeway Visibility | Turnkey Automotive Facility | Federal Opportunity Zone

Presenting a rare and exceptional opportunity to acquire a highly visible commercial property in the heart of Redlands, California. This generational asset is coming to market for the first time in over four decades and offers immediate functionality for automotive use or redevelopment potential.

Strategically located with prominent frontage along the I-10 freeway and Colton Avenue, the property features a fully operational, turnkey automotive repair facility. The site includes four vehicle lifts, a spacious indoor shop area, private office, and a customer waiting area. A large fenced yard offers additional functionality for storage or vehicle parking. The sale includes the established Redlands Muffler business operation (excluding small tools and personal property), providing a seamless transition for an owner-operator or investor.

This multi-tenant property also includes an approximately  $\pm 600$  SF unit that could be leased for generating supplemental rental income.

## AERIAL







## HIGHLIGHTS

**\$1.5 M**  
ASKING PRICE

FIRST TIME ON MARKET IN 40+ YEARS

PRIME FREEWAY VISIBILITY  
ALONG I-10

TURNKEY AUTOMOTIVE REPAIR  
FACILITY

4 VEHICLE LIFTS, INDOOR  
SHOP, OFFICE & WAITING AREA

LARGE YARD FOR STORAGE OR  
PARKING

MULTI-TENANT WITH  $\pm 600$  SF  
INCOME-PRODUCING UNIT

IDEAL FOR OWNER-USER OR  
INVESTMENT WITH FUTURE  
UPSIDE



**DON'T MISS THIS UNIQUE OPPORTUNITY TO SECURE A LEGACY PROPERTY  
WITH AN ICONIC BUSINESS IN A HIGH-DEMAND CORRIDOR OF REDLANDS.**

**CBRE**

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