

FOR SALE OR LEASE - *PRICE REDUCED*

7,670 SF Building on 43,560 SF of Land

111 N. SOBOBA STREET
Hemet, CA 92544



For more information, contact:

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FIRSTTEAM[®]
REAL ESTATE

PROPERTY HIGHLIGHTS

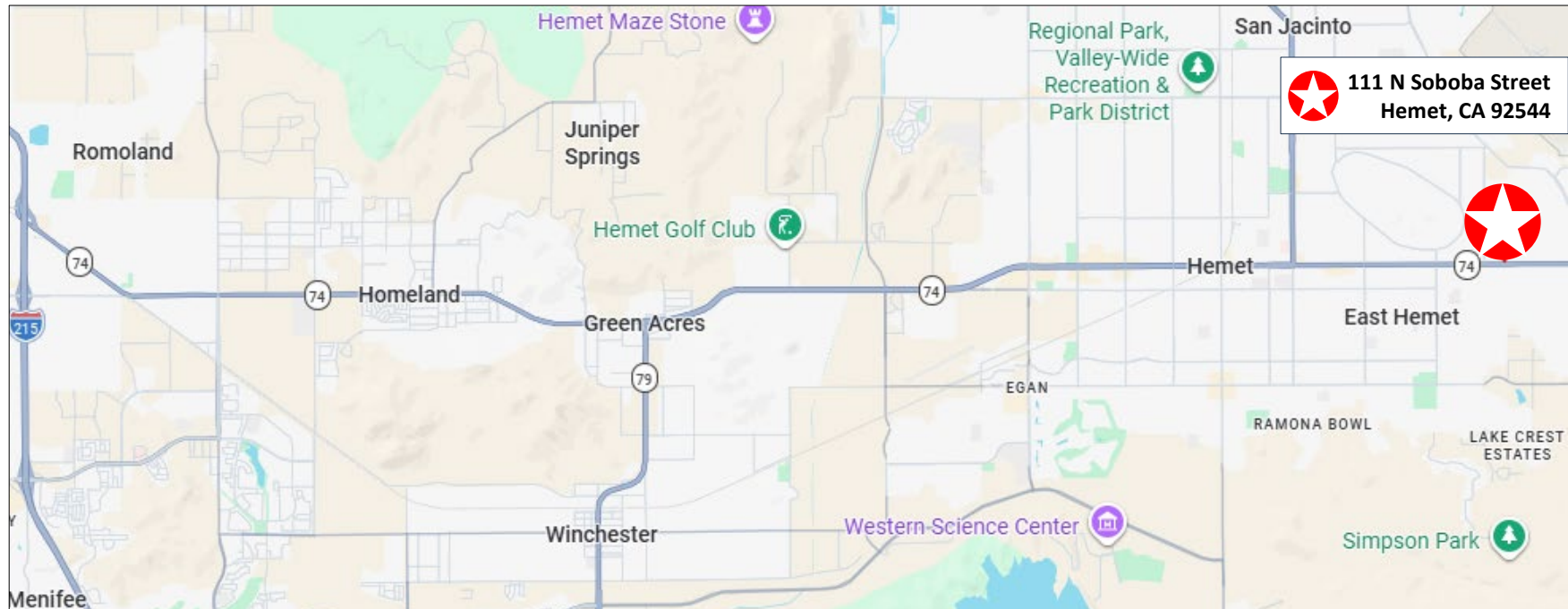
111 N. SOBOBA STREET, HEMET, CA 92544
APN: 551-330-009

Lot Size: 43,560 Square Feet (one acre)
Building Size: 7,670 Square Feet
Office Space: ±2,720 Square Feet (HVAC)
Warehouse: ±4,950 Square Feet
Clear Height: ±20 Feet
Zone: C-2 - Commercial

Parking: 52 Spaces – 33 Behind Security Gates
Florida Ave Traffic Count – approx. 20,000
Soboba / Florida Intersection - signalized
Year Built: 1995
Population: 150,000 Within 5 Miles
Financing: Available
SALE PRICE: \$1,650,000

Current Use: Auto Repair

Permitted Use: Technical School, Churches, Martial Arts, Physical Therapy, Day Care, Offices, Retail



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