

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:

SID OSBORN
909 942 4644
sid.osborn@cushwake.com
License 00685745



CHRIS JOHNSON
951 704 5020
cfj40305@gmail.com
License 01389481

FIRSTTEAM[®]
REAL ESTATE

PROPERTY HIGHLIGHTS

111 N. SOBOBA STREET, HEMET, CA 92544
APN: 651-530-009

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

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

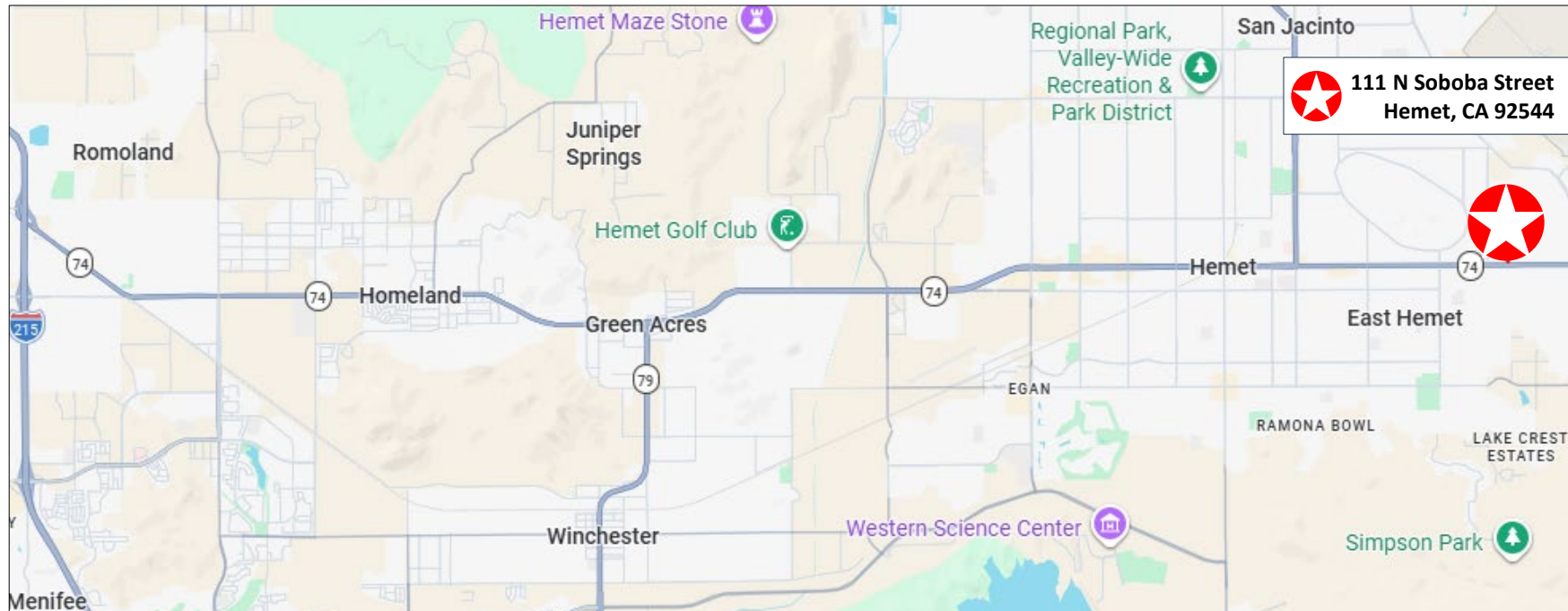
Population: 150,000 Within 5 Miles

Financing: Available

SALE PRICE: \$1,650,000

Current Use: Auto Repair

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



For more information, contact:

Sid Osborn | 909 942 4644 | sid.osborn@cushwake.com | License 00685745
Chris Johnson | 951 704 5020 | cfj40305@gmail.com | License 01389481