

# 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:	Upon Request
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

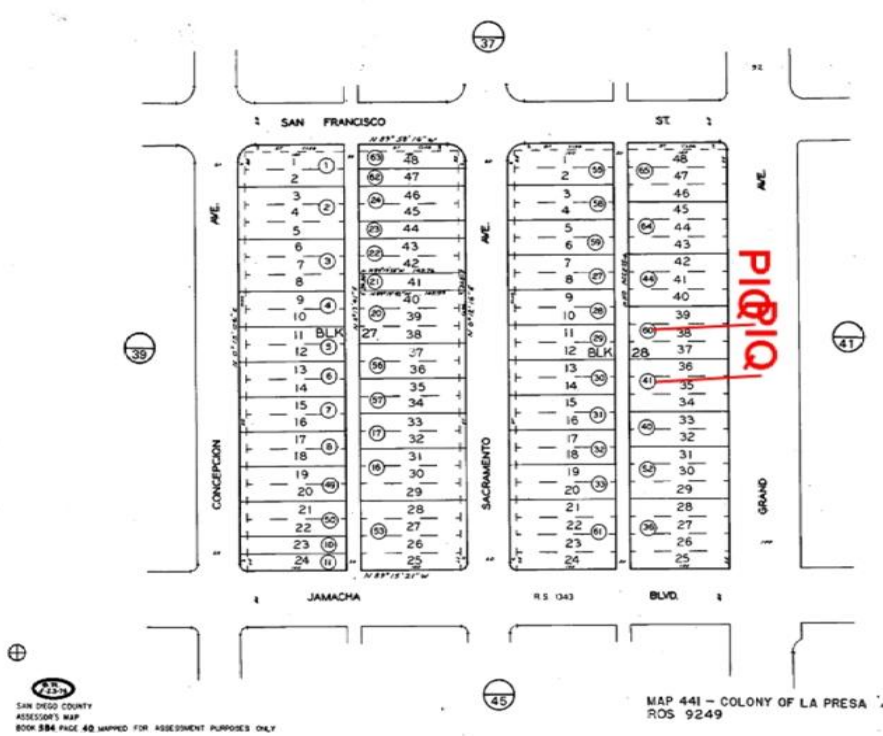


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## Plot Map



584-40

1"=100'

3-29-2013 JK

BLK	OLD	NEW	CUT
25	27	27	7500
26	26	26	2626
27	27	27	2727
28	28	28	2828
29	29	29	2929
30	30	30	3030
31	31	31	3131
32	32	32	3232
33	33	33	3333
34	34	34	3434
35	35	35	3535
36	36	36	3636
37	37	37	3737
38	38	38	3838
39	39	39	3939
40	40	40	4040
41	41	41	4141
42	42	42	4242
43	43	43	4343
44	44	44	4444
45	45	45	4545
46	46	46	4646
47	47	47	4747
48	48	48	4848
49	49	49	4949
50	50	50	5050
51	51	51	5151
52	52	52	5252
53	53	53	5353
54	54	54	5454
55	55	55	5555
56	56	56	5656
57	57	57	5757
58	58	58	5858
59	59	59	5959
60	60	60	6060
61	61	61	6161
62	62	62	6262
63	63	63	6363
64	64	64	6464
65	65	65	6565
66	66	66	6666
67	67	67	6767
68	68	68	6868
69	69	69	6969
70	70	70	7070
71	71	71	7171
72	72	72	7272

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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Page 1

Parcel Page for Plot Maps  
 SCA000294-000 / Update: 03/08/23

SAN DIEGO COUNTY  
 ASSESSOR'S MAP  
 BOOK 584 PAGE 40 MAPPED FOR ASSESSMENT PURPOSES ONLY

MAP 441 - COLONY OF LA PRESA  
 ROS 9249

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## Property Photos



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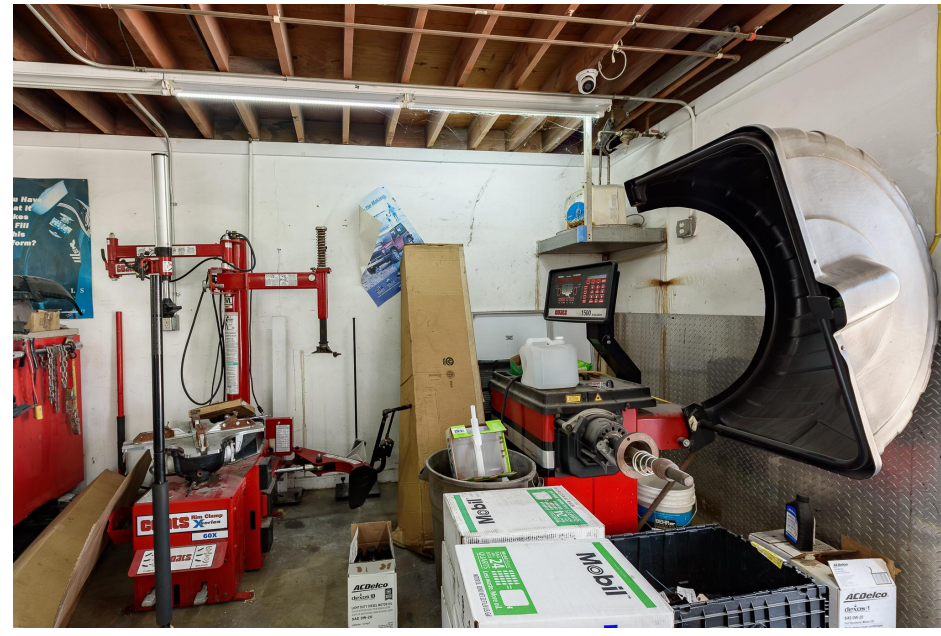


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Buyer to verify all information, permits, zoning, and property details to their satisfaction. This commercial property includes 2 parcels, buyer to verify all prior. Property also includes owner occupied auto shop business and private single family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



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