

# FOR SALE

41267 State Highway 74,  
Hemet, California 92544

**Asking Price: \$499,900**



## Prime Corner Commercial Property – Investor or Owner-User Opportunity

Excellent opportunity to acquire a well-located commercial property zoned CPS, ideal for an owner-user or investor. Situated on a high-visibility corner lot, this property offers strong street presence and flexible use potential. The 826 sq ft building features an efficient layout with open workspace, two private offices, a bathroom, and a kitchenette, making it suitable for a variety of professional or service-oriented uses. The property includes two parcels totaling 27,006 sq ft, providing valuable land size for expansion, additional parking, or future development (buyer to verify uses with the city). Currently rented month-to-month, offering immediate income with a 7.14% cap rate, while also allowing the property to be delivered vacant at close for an owner-user or repositioning opportunity.

David Limon | DRE# 00908480 | Your Home Selling Pros



# PROPERTY HIGHLIGHTS

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- ✔ Zoned CPS
- ✔ High-visibility corner lot
- ✔ Two parcels totaling 27,006 sq ft
- ✔ 826 sq ft building with functional office layout
- ✔ Month-to-month tenant – vacant delivery available
- ✔ 7.14 Cap Rate
- ✔ Ideal for investor or owner-user
- ✔ APN: 438-200-005 & 438-200-006

## PROPERTY DETAILS

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Price	:	\$499,900
Occupancy	:	Tenant Occupied, can be delivered vacant
Lot Size	:	27,006 SF
Zoning	:	CPS
Year Built	:	1935
APN	:	438-200-005 & 438-200-006

A rare combination of income, flexibility, and long-term upside in a prime location. Buyer to verify all zoning, usage, and development potential.

**FOR ADDITIONAL INFORMATION OR SHOWING CONTACT**

**DAVID LIMON**

Mobile: 951-445-0691

Email: [DLimon@HIPACKinc.com](mailto:DLimon@HIPACKinc.com)



# PHOTOS



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Disclaimer:

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