



2750 W Devonshire Ave, Hemet, CA 92545

\$1,750,000

Cagliero Ranch Nursery

Business and Real Estate for Sale



Norm Kyriss
CA 01108986
951.202.9754

Listing Added: Today

Listing Updated: Today

Details

Asking Price	\$1,750,000	Property Type	Business for Sale, Mixed Use
Subtype	Business and Building	Investment Type	Owner/User
Lease Type	Modified	Tenant Credit	No Credit Rating
Tenancy	Single	Square Footage	4,500 - 5,500
Net Rentable (sq ft)	2,883	Pro-Forma Cap Rate	6.94%
Pro-Forma NOI	\$121,448	Units	2
Year Built	1963	Buildings	4
Stories	1	Permitted Zoning	R3
Lot Size (sq ft)	81,022	Price/Sq Ft (Land Value)	\$21.59/SF
Broker Co-Op	Yes	APN	448270013
Ground Lease	No	Ownership	Fee Simple
Sale Condition	1031 exchange		

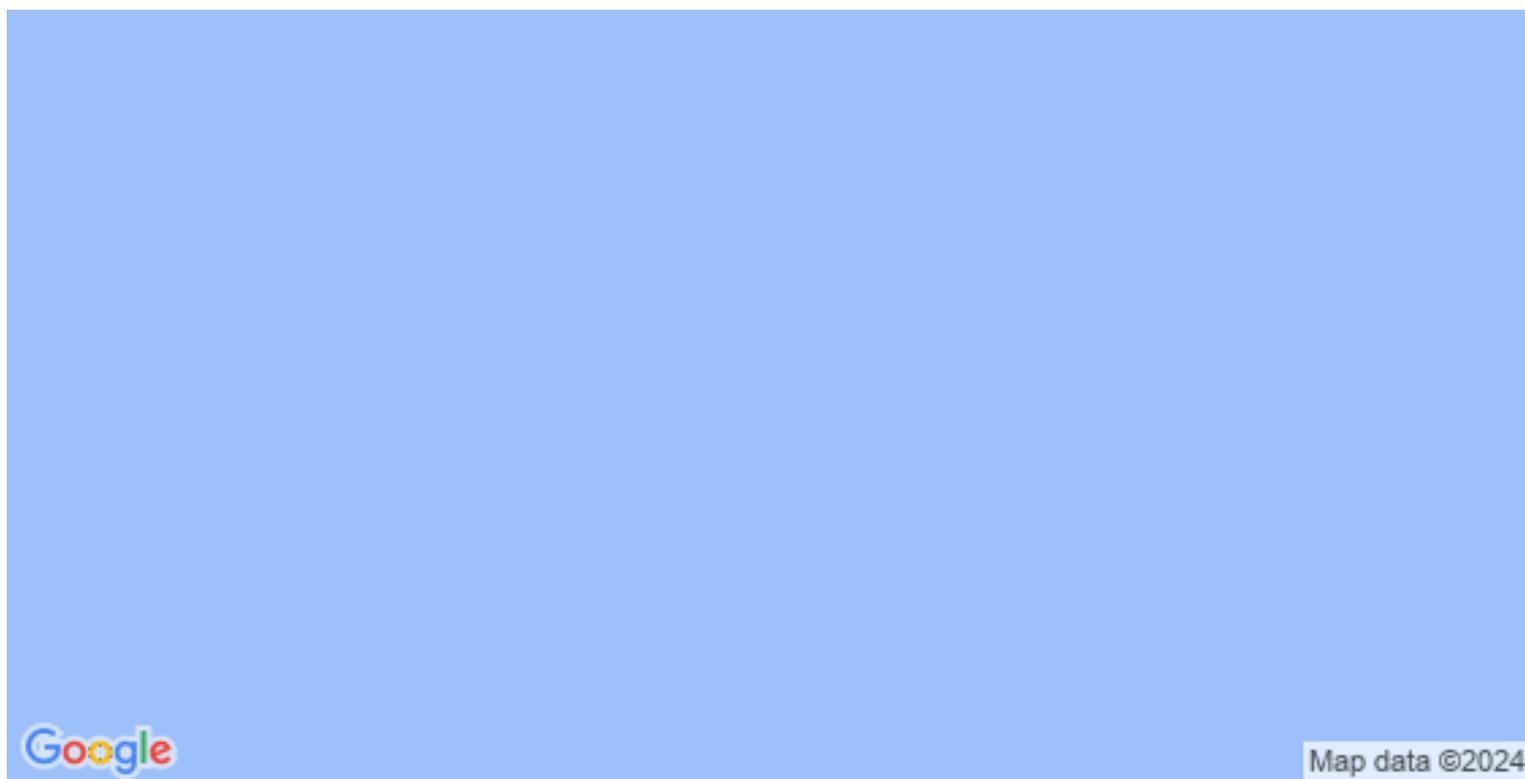
Marketing Description

The Hemet San Jacinto Valley has approximately 167,614 residents in 61.41 square miles and the cities revenue surpasses \$110,172,135. Fantastic location on the corner of North Kirby Street and Devonshire Avenue in the City of Hemet. The sale includes the 1.86 acres, nursery and single-family residence. Cagliero Ranch Nursery opened for business in 2003 and is well established in the community. There is a CUP, Conditional Use Permit, to operate as a Nursery. The land is zoned R3, multiple family residential with a maximum 30 (du/ac) dwellings per acre. Land Use designation is (HDR) High Density Residential allowing 18.1-30 (du/ac) dwellings per acre. It's possible to develop up to 55 units, apartments or condominiums. The single-family residence was built in 1963 and features 3 bedrooms, 2 bathrooms, 2883+/- square feet of living space. This home is currently occupied by a tenant. The property has a working well and has City water. Financials are available upon request, please do not disturb the tenants and employees.

Investment Highlights

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Location (1 Location)



Property Photos (7 photos)

