



RETAIL PROPERTY FOR SALE

## FREE STANDING RESTAURANT

137 S. PALM AVE, HEMET, CA 92543

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // [alliedcommercialrealestate.com](http://alliedcommercialrealestate.com)



COMMERCIAL REAL ESTATE

Presented By:

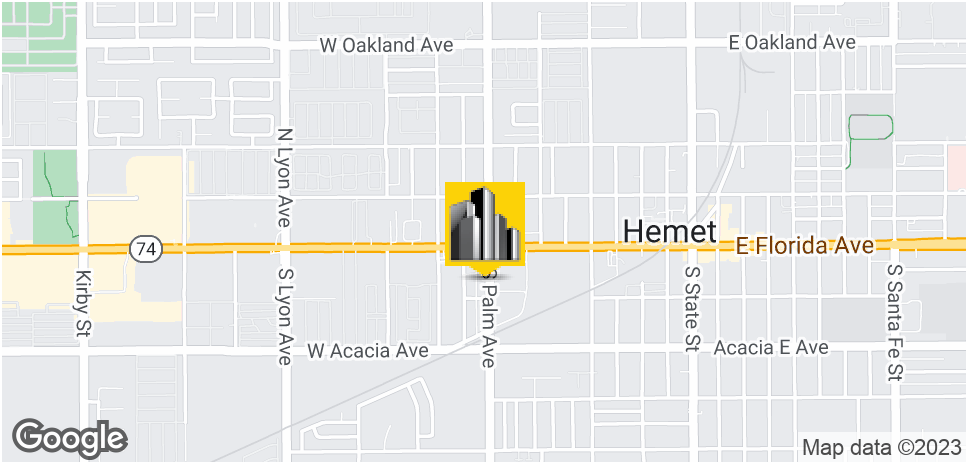
**TONY M. GUGLIELMO, CCIM**

909.786.4302

[tony@alliedcre.com](mailto:tony@alliedcre.com)

CalDRE #01301532

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	0.39 Acres
Year Built:	2007
Building Size:	3,300
Zoning:	C-2 General Commercial
Market:	Inland Empire
Submarket:	Inland Empire East
Price / SF:	\$333.33

## PROPERTY OVERVIEW

We are pleased to offer for sale an excellent opportunity to own a freestanding restaurant in the City of Hemet, near the corner of W. Florida and S. Palm Ave. The subject property is an approximately 3,300 square-foot building situated on approximately 16,988 square-foot lot (two parcels) with excellent street frontage on S. Palm Ave. The property includes all restaurant equipment and ample parking. There is an opportunity to increase business by possibly doing catering and events at the facility.

## LOCATION OVERVIEW

This is a prime location with 86 feet of street frontage on S. Palm Ave, just South of W. Florida. Neighboring businesses include Walmart, Starbucks, Mobil Gas Station and Auto Repair Shop.

## PROPERTY HIGHLIGHTS

- +/- 3,300 Free-Standing Restaurant on +/- 16,988 SF Lot
- Across from Wal-Mart Neighborhood Market
- Occupancy Max at 158 people
- Ample parking (31 Spaces)
- High End restaurant equipment & fixtures

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# ADDITIONAL PHOTOS



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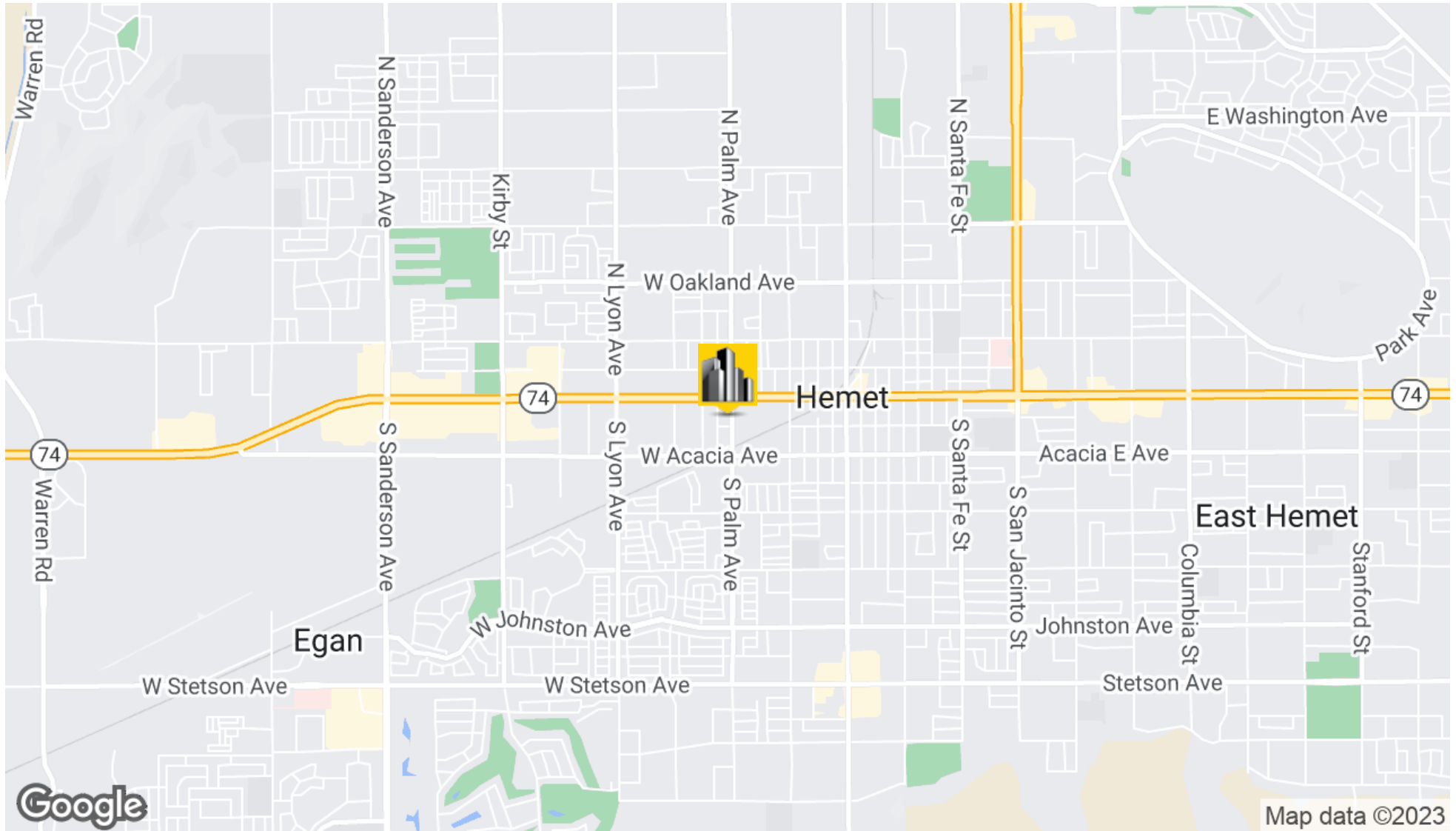
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# LOCATION MAPS



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