

4384 Holt Blvd, Montclair 91763

685 - Montclair

STATUS: **Active**LISTING ID: **TR18295425**PARCEL #: **1009502130000**LIST PRICE: **\$1,095,000**LIST CONTRACT: **12/22/18**PROP TYPE: **Commercial Sale**PROP SUB TYPE: **Specialty**LIST \$ ORIGINAL:
\$1,250,000

SQFT(SRC): **1,728**
 SQFT LOT: **34,500**
 ACRES: **0.792**
 BUSINESS NAME:
 BUSINESS TYPE:
 YEAR ESTABLISHED:
 YEAR BUILT:
 SL: **Standard**
 LEVELS:
 CURRENT USE:
 MONTHLY RENT:
 RENT MIN - MAX \$/SF/YR:
 NUMBER OF UNITS:
 ENTRY LEVEL:
 BUILDING STATUS: **Existing**
 OCCUPANCY:
 BUILDING \$/PER SQFT:
\$633.68
 LAND \$/PER SQFT:
 DAYS ON MARKET: **102**
 COUNTY: **San Bernardino**
 PARCEL MASTER:
 INVEST?: A/C:
 FENCE: HEAT:

DESCRIPTION

HUGE \$155,000 PRICE REDUCTION!!!, FROM \$1,250,000 TO \$1,095,000. SELLER MOTIVATED, PARTNERSHIP DISSOLUTION!!! Here's a one time opportunity to own your own Car Wash. This is an all cash Business. The sales price includes the Land, Building, The Business, FF&E and paid for inventory. Buyer to reimburse Seller all cash on hand at close of Escrow. The lot is 34,500 Sq. Ft. with approximately 12,000 Square Feet of undeveloped land, (see attachment aerial view), that can be developed with another building for added auto use, such as detail shop, auto accessories, window tint, or seat cover sales, etc. The last 12 months gross income provide by Seller was \$108,583. Drive by only.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING:
 LAUNDRY: **None**
 CLEARANCE:
 INDUSTRIAL TYPE:

OFFICE CLASS:
 ROOFING:
 SECURITY:
 CONSTRUCTION:
 LOT: **0-1 Unit/Acre**

ELECTRICITY:
 AMPERAGE:
 VOLTS:
 UTILITIES:
 WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES:
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT:
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT:
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPORT:
 PARKING RATIO:

LAND

LAND USE:
 LOT SIZE DIM.:
 TOPOGRAPHY:

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:

TERMS

LEASE RENEW OPTION?:
 LISTING TERMS:

LEASE ASSIGNABLE?:
 FINANCIAL RMKS:

MIN. DOWN AMOUNT:
 OWNERSHIP TYPE:

EXISTING LEASE TYPE:

INCLUSIONS:

EXCLUSIONS:

OWNER / TENANT

OWNERS NAME:

OWNER PHONE:

OWNER PAYS:

TENANT PAYS:

of UNITS LEASED:

ANCHORS / CO-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:

REAL ESTATE TAX:

PERSONAL PROPERTY:

ACCOUNTING/LEGAL:

ADVERTISING:

INSURANCE:

ELECTRICITY:

WATER/SEWER:

TRASH:

PROFESSIONAL MANAGER:

RESIDENTIAL MANAGER:

MAINTENANCE:

SUPPLIES:

OTHER:

BUILDING EXPENSE:

RESERVES:

INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED RENTS:

VACANCY ALLOWANCE:

LAUNDRY:

OTHER:

EFFECTIVE GROSS:

TOTAL EXPENSE:

NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING:

OPERATING EXPENSES:

GROSS OPERATING INCOME:

NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:

CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:



SITE



APROX. 12,000 SQ.FT.

ADDED VALUE LAND



Holt Blvd

Holt Blvd

Holt Blvd

Hol

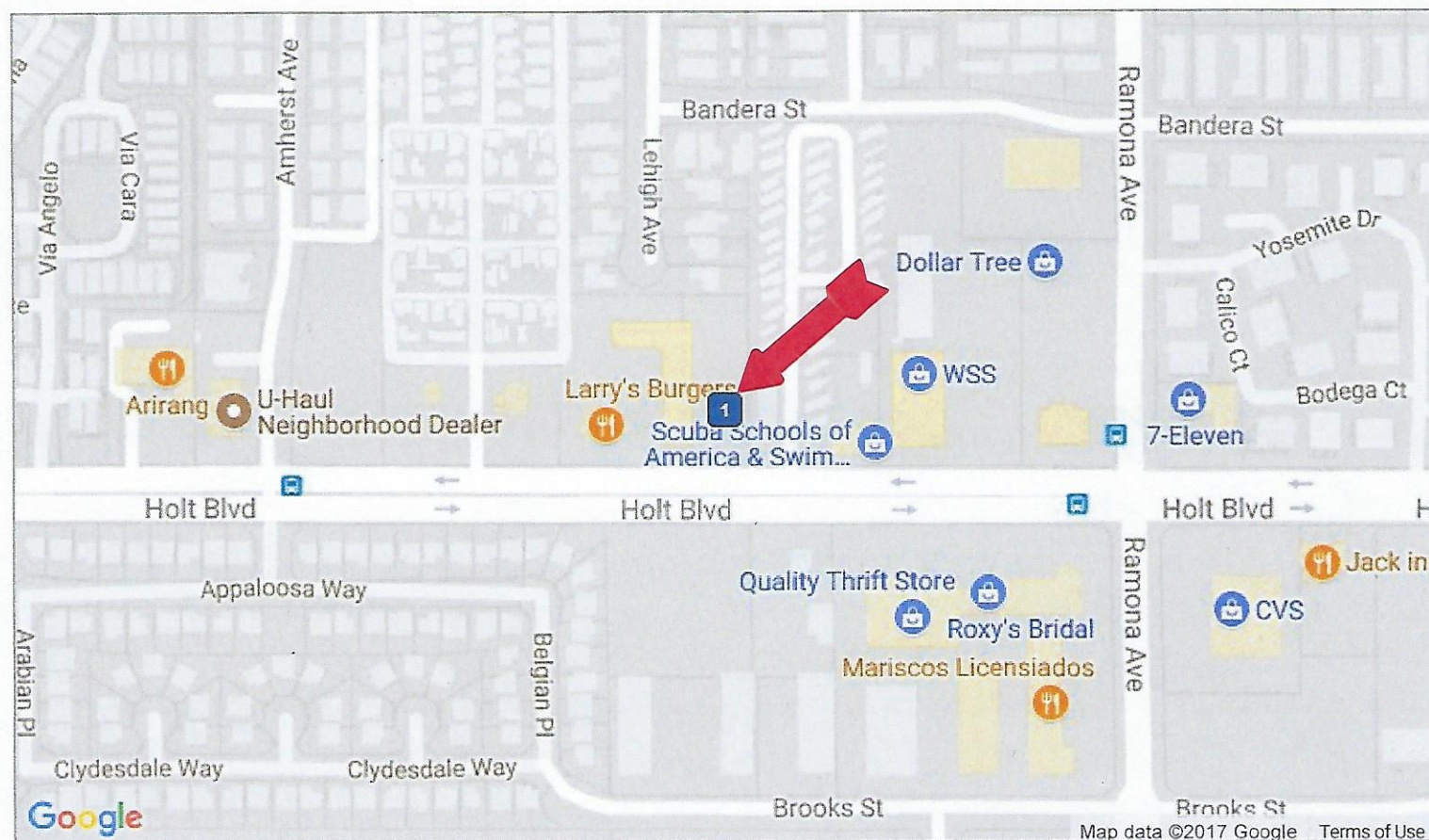
Google

Holt Blvd

Holt Blvd

Map data ©2018 Google Imagery ©2018, Coun

Map



1 4384 Holt Blvd
Montclair, CA 91763