

## Properties for Sale

1 263 W Ramsey St, Banning, CA 92220



### Property Details

Price	\$975,000
No. Unit	0
Gross Leasable Area	6,000 SF
Total Lot Size	0.38 AC
Property Type	Retail
No. Stories	1
Building Class	C
Year Built	1968
Status	Active

### Broker Information

Todd Chiriano

(909) 861-1000

### Property Notes

### Sale Notes

Opportunity Zone (See link to Banning City for all Opportunity Zone Info). This property is also listed For Lease. Call Broker for lease incentives and all details! Beautiful 6,000 Sq. Ft. Open Span (no inside bearing walls) Commercial Building on a large Corner Lot in Downtown Banning, Ca. Great for any business that requires all open space inside the building. The Building has just been Painted inside and out and the parking lot has been newly sealed, striped and is handicap compliant. The Downtown Commercial Zoning allows for almost any Business use, such as Convenience store, Restaurant, Fast food, Laundromat, Gym/Fitness center, Sport Center, Billiard Parlor, Medical Offices, etc. (see attached zoning usages from the City). The Demographics, supplied by the City show that the largest population is Hispanic, 44.3%. There is a great need for a Hispanic market, Fast food, Restaurant, Convenience store etc. There is plenty of on site parking plus street parking. This is an excellent opportunity for a Owner/User or investor, priced at only \$163.00 a Square. Foot, well below replacement cost. The building can be used by a single Tenant or can be divided. The Owner also, has a verbal City approval of a 1,500 to 2,000 Sq. Ft. addition to the building which could possibly be approved in the future, if there is a need for it. (see attached drawings for the additions). Approximately 3,582 proposed new single family homes are to be built just across the 10 freeway from the property. Buyer is to satisfy himself of any and all aspects of the property such as, but not limited to, Sq. Ft. of the Building and land and usage, etc during Buyer's Due Diligence period. Banning is situated in the San Geronio Pass, along Interstate Highway 10, between Los Angeles and Palm Springs. Adjacent to Banning, sits the \$250,000,000 Morongo Casino Resort an Spa. Just across the street, is the very successful Cabazon Desert Hills Outlets, that features hundreds of the best known brands and factory Outlets stores.

### Highlights

Heavy Traffic on Ramsey St., which is the main Commercial corridor of the city of Banning, CA.  
Large corner lot with great visibility and Parking.

### Photos

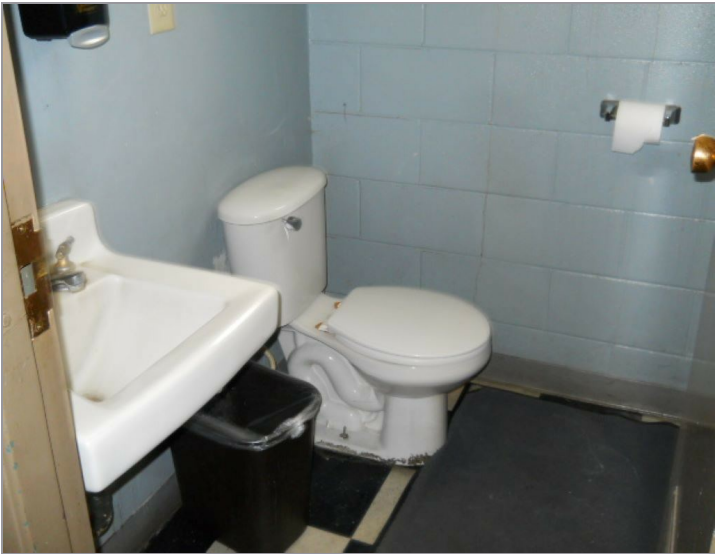
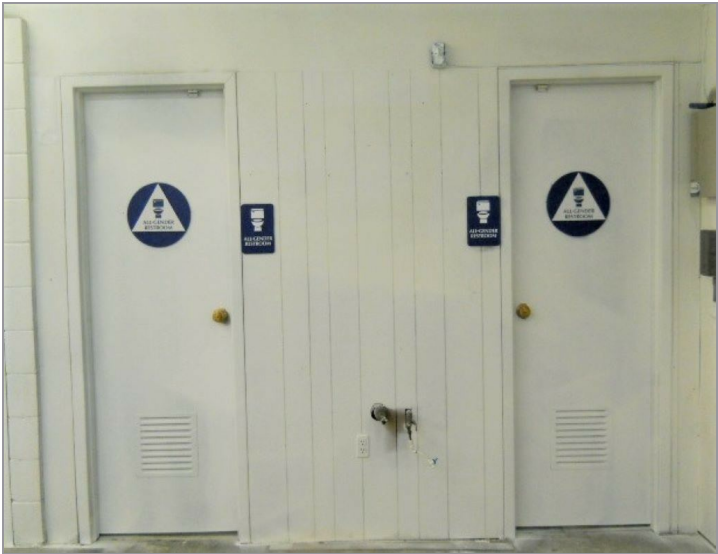


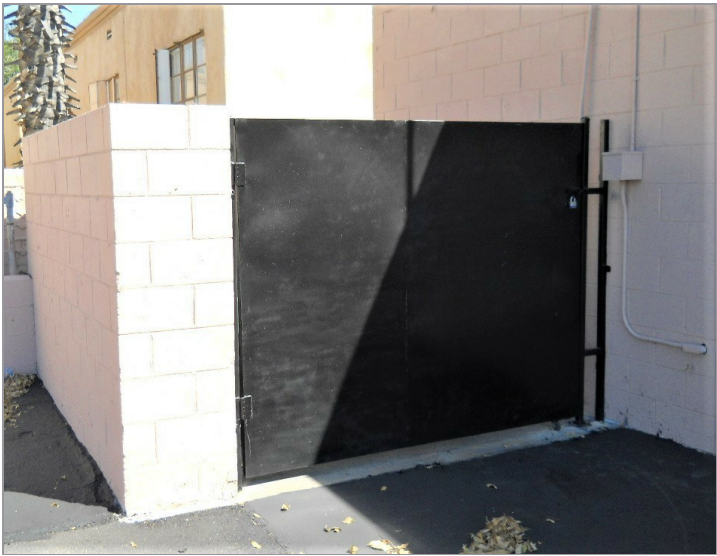




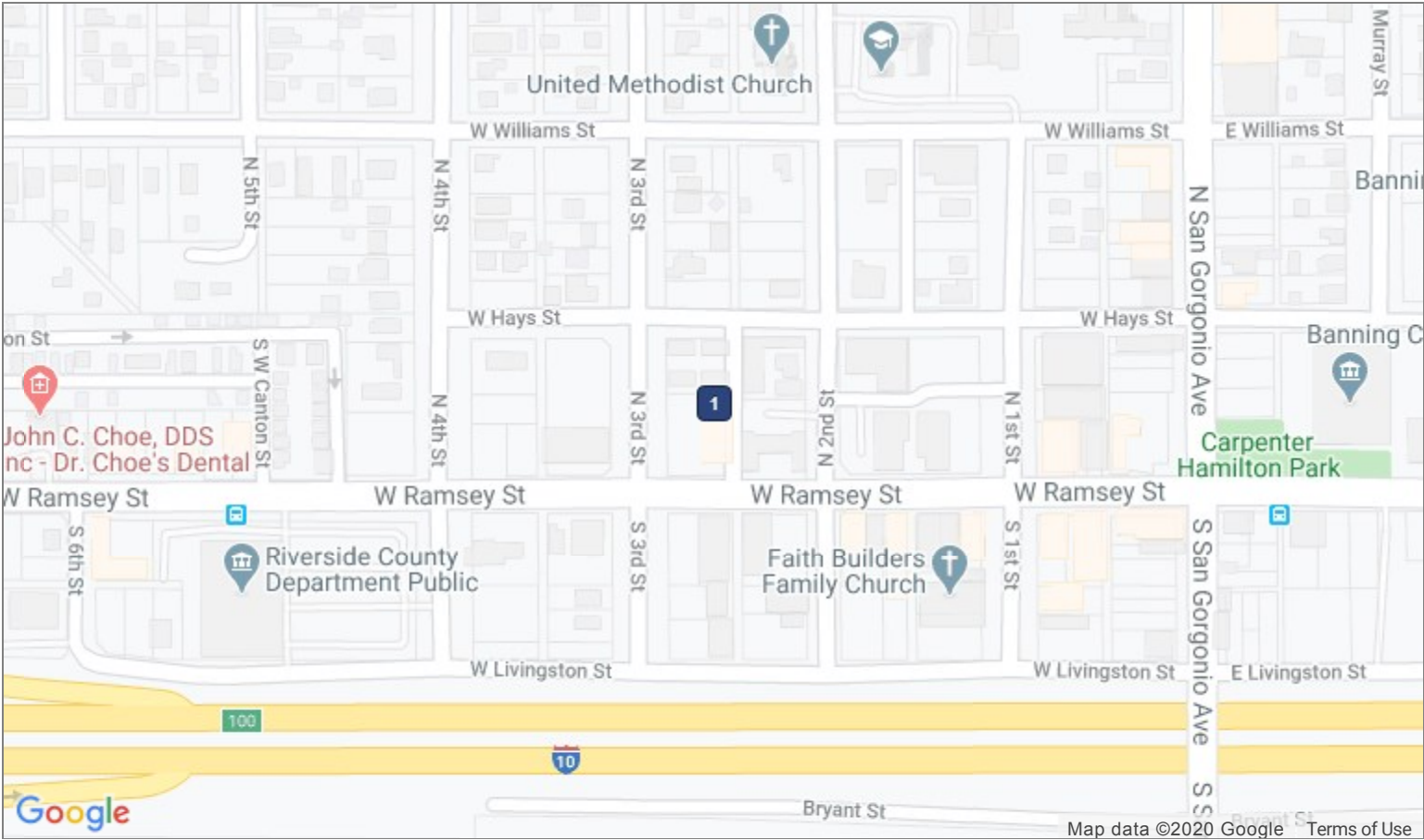








Map



1 263 W Ramsey St  
Banning, CA 92220