

RETAIL BUILDING



32475 DATE PALM DRIVE CATHEDRAL CITY, CA 92234

This commercial income investment offers a robust Cap Rate of 8.5% with minimal operating expenses and has maintained 100% rental occupancy over the past 24 months.

\$1,950,000

The property features a 6,250 SF building situated on an 18,730 SF lot, providing approximately 20 parking spaces.

This well-maintained building has undergone extensive remodeling inside and out to accommodate the cannabis testing lab. The Lab owner has spent over \$500,000 on exterior and interior improvements.

Showing by appointment only, two days' notice.

Financials available upon request to pre-qualified buyers.