



BADDOUR & ASSOCIATES COMMERCIAL REALTORS

Retail/Office Building for Lease

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Visit our Website at:

www.BaddourRealEstate.com



68-470 East Palm Canyon Cathedral City, CA 92234

SPACE SIZE: Unit "A" - 1050 Sq. Ft.

Unit "B" - 700 Sq. Ft. - **Leased**

BLDG: 5294 Sq. Ft.

ZONING: "CPS"

USE: Retail/Office

PARKING: Front—Street / Rear Private Lot

ACCESS: On North Side of East Palm Canyon

TERMS: 3-5 Years—Modified Gross (No NNN)
Unit "A" \$1,250. P/Mo.
with Annual 3% Increase

APN: #687-084-007

MLS: #41359371

COMMENTS: RATE REDUCED TO \$1,250. P/MO.— Last Unit available in building. High Visibility Frontage at this completely renovated building with New Roof, Electrical, HVAC Unit, and Plumbing & Bathroom Fixtures. Located in the heart of downtown CCWalk to IMAX, Mary Pickford Theatres, City Hall, restaurants and Auto Center. Grasp this opportunity at reasonable rent rate (\$1.19 PSF) with NO NNN ! (Unit "B" Leased). Owner motivated ... Submit all offers 1 MONTH FREE



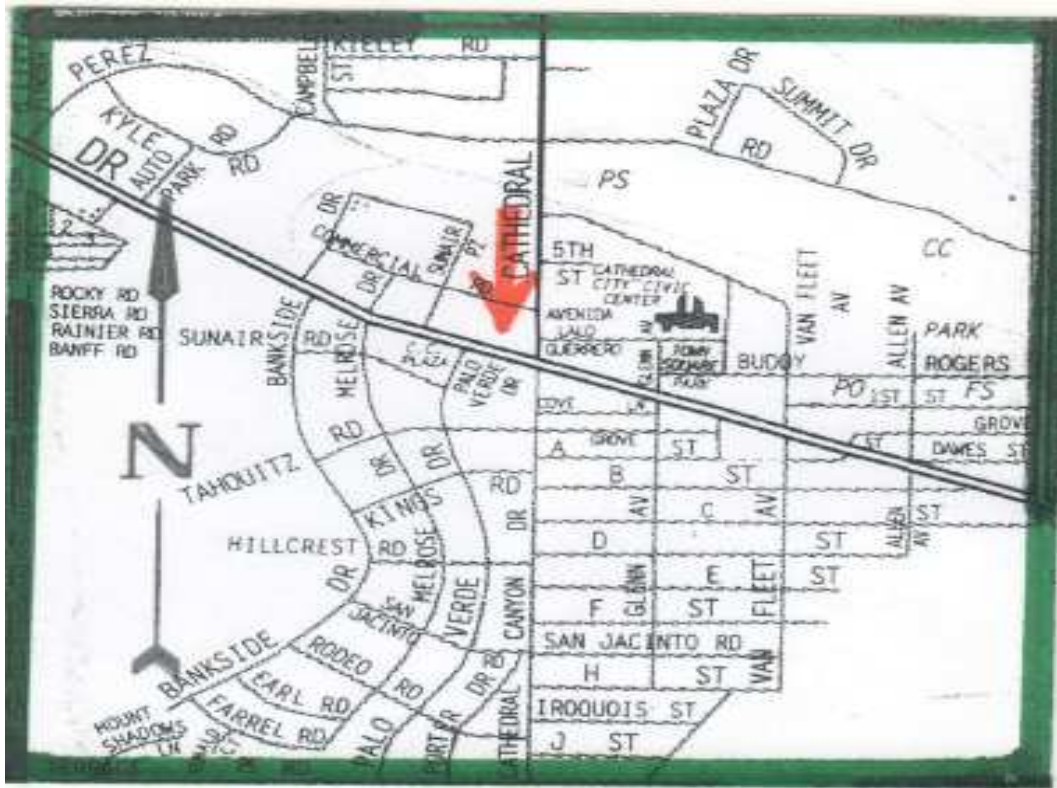
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INTERIOR PHOTOS

UNIT "A"



UNIT "B"



AREA MAP