\$750,000 - 24985 Atwood,

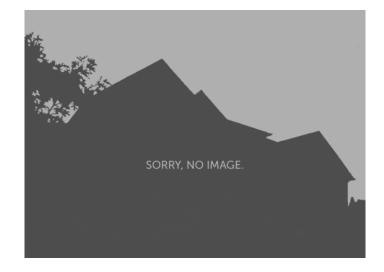
MLS® #NP24060276

\$750,000

Bedroom, Bathroom, 25,265 sqft Lot / Land on 1 Acres

N/A, CA

Take this great opportunity to purchase a pre-operational cannabis retail storefront license with the property for only \$750,000. The license has a CUP approval, and approved construction plans, so the buyer can begin tenant improvements quickly. To become operational, complete the development, and state licensing. The CUP approval calls for a 2,328 SF single story commercial property, with 22 parking spots. The property is located right off Perris Blvd, a major throughway in the city with strong traffic counts. The half-acre property is being priced at raw land value since the 1,100 SF single-family residence that was located on the property has burned down, and there are no existing structures on the property. Seller will work with the Buyer to finalize licensing, become operational, and transfer all licensing over seamlessly. Reach out to us for additional information including site plan and guidance on the licensing process. - Valuation Breakdown: - Property: \$500,000 -Pre-operational Retail License: \$250,000 -CUP Approved - Construction Plans are Approved - .58 Acre Lot - Zoned Commercial -Proposed Occupancy Mercantile - City has a simple cannabis licensing transfer process -Seller is Motivated Bring all Offers!



Additional Information

County Riverside

Zip 92553

MLS® # NP24060276

Square Ft 25,265

Lot Size 0.58

Neighborhood RIV CTY-MORENO VALLEY (92553)

Listing Details

Provided By: WeCannCA, Inc

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation © 2024 San Diego MLS®, Inc. Listing information last updated on May 15th, 2024 at 7:46am PDT