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144 S Main St

2,000 SF | Vacant | Retail Building | Lake Elsinore, CA | \$525,000 (\$263/SF)



EXECUTIVE SUMMARY

Vacant and ready to show! Prime location for a 2 bedroom, 1 bath upstairs apartment and downstairs retail space in the heart of downtown on Main Street. Downstairs space is available for a multitude of businesses. Also included is a sizable backyard with alley access. This property begs for

your imagination. Sitting directly on Main Street - you'll be a stone's throw from great local restaurants, and other general commerce.

See the mixed-use opportunity and use it to your advantage. Call for more information.

PROPERTY FACTS

Sale Type	Investment or Owner User
Property Type	Retail
Property Subtype	Freestanding
Building Size	2,000 SF
Building Class	C
Year Built/Renovated	1939/2007
Price	\$525,000
Price Per SF	\$263
Percent Leased	Vacant
Tenancy	Multiple
Building Height	2 Stories
Building FAR	0.57
Land Acres	0.08 AC
Zoning	NC - Commercial, multiuse, Retail Stores (Personal Services, Photography, Travel)
Frontage	25 FT on S Main St

AMENITIES

- 24 Hour Access
- Fenced Lot
- Signage

TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
S Main St	W Sulphur St, S	7,634	2022	0.02 mi
N Main St	W Heald Ave, N	6,931	2022	0.16 mi
W Graham Ave	Riley St, E	8,237	2022	0.22 mi
N Main St	Pottery St, S	13,259	2022	0.46 mi
E Franklin St	Montica, NE	810	2018	0.53 mi
15	E Flint St, S	132,381	2022	0.69 mi

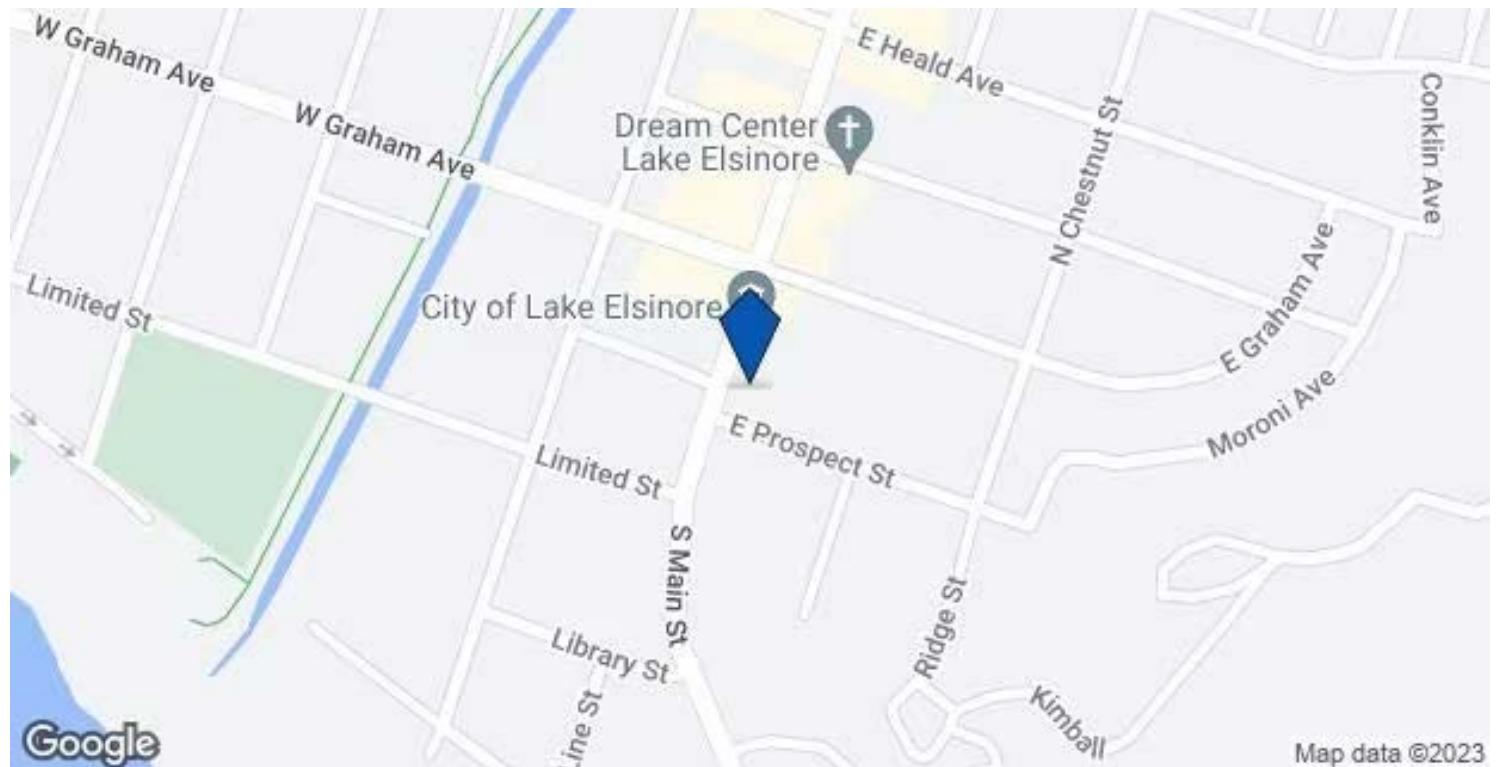
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
15	E Flint St, SW	128,276	2022	0.71 mi
N Main St	I- 15, NE	9,040	2022	0.72 mi
Temecula Valley Freeway	N Main St, NW	129,828	2020	0.73 mi
Main Street	I- 15, SW	128,536	2020	0.74 mi

WALK SCORE ®
Very Walkable (76)

PROPERTY TAXES

Parcel Number
373-151-016
Land Assessment
\$94,677
Improvements Assessment
\$411,370
Total Assessment
\$506,047

MAP OF 144 S MAIN ST LAKE ELSINORE, CA 92530



ADDITIONAL PHOTOS



entrance



common work area



common work area



common area



storage room



private office



office kitchenette



office restroom



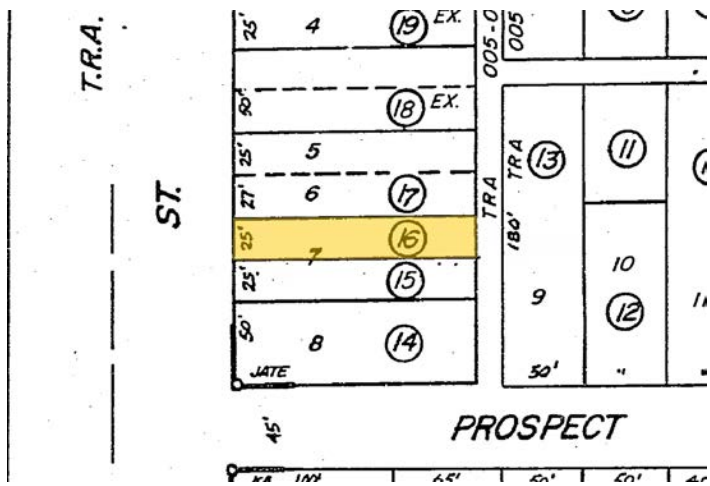
conference room



utility closet / tech room



conference room



Plat Map

Listing ID: 26900774 Date Created: 10/20/2022 Last Updated: 4/12/2023
 Address: 144 S Main St, Lake Elsinore, CA

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