

FIRST TIME ON THE MARKET!

MIXED-USE INVESTMENT OPPORTUNITY

1002 Beaumont Avenue • Beaumont, CA



COMMERCIAL SPACE

APPROX. 2,450 SF

- High visibility corner location
- Street frontage
- Commercial income opportunity



RESIDENTIAL APARTMENTS

Two 2 Bedroom | 1 Bathroom Units

- Located above commercial space
- Separate exterior access
- Additional rental income opportunity



DETACHED SINGLE-FAMILY HOME

2 BEDROOMS | 1 BATHROOM

- Recently vacated and remodeled
- Fresh interior & exterior paint
- Updated flooring
- New kitchen cabinets
- Fenced yard
- Immediate rental opportunity



4 GAS METERS



4 ELECTRIC METERS



BACK FLOW DEVICE



ONE WATER METER



INVESTMENT HIGHLIGHTS

- ✓ Four Separate Income-Producing Components
- ✓ Parking Area
- ✓ Divided Storage Shed with Water
- ✓ Owner-User Potential
- ✓ First Time Offered for Sale
- ✓ Beaumont Growth Corridor

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MULTIPLE INCOME STREAMS



EXCELLENT LOCATION



STRONG INVESTMENT POTENTIAL

All information deemed reliable but not guaranteed. Buyer to verify all information including square footage, zoning, permitted uses, and income potential.