



## Kosmont Realty Corporation

### Development Opportunity

**FOR SALE**

## PRIME DOWNTOWN MIXED-USE PROPERTIES

- Hwy 111 b/w Buddy Rogers Avenue & Van Fleet Street
- Hwy 111 b/w Monty Hall Drive & Date Palm Drive

CATHEDRAL CITY, CA

### THE OFFERING

Kosmont Realty Corporation (KRC) has been retained as the exclusive broker for the sale of two (2) prime downtown, mixed-use properties:

**BLOCK 2:** Hwy 111 b/w Buddy Rodgers Avenue & Van Fleet Street

**BLOCK 4:** Hwy 111 b/w Monty Hall Drive & Date Palm Drive

**ASKING PRICE: \$4,825,000 (Block 2) & \$1,670,000 (Block 4)**

### THE OPPORTUNITY

#### LAND AREA

**Block 2:** 13.9 Acres (Block 2)

**Block 4:** 4.8 Acres (Block 4)

#### ZONING

**Block 2:** Mixed-Use Commercial (MXC) & Downtown Residential Neighborhood (DRN)

**Block 4:** Mixed Use Commercial (MXC) & Downtown Residential Neighborhood (DRN)

The two Offering Memorandums are available for viewing and download:

[Click here for Block 2](#)

[Click here for Block 4](#)

**OFFER DEADLINE: Thursday, September 15, 2016 @ 5:00PM**

### CONTACT US

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Visit our [Booth #841](#) at the ICSC Western Conf. & Deal Making  
San Diego Convention Center, August 30 to September 1



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Kosmont Realty Corporation is an SEC and MSRB registered Municipal Advisor and licensed CA Real Estate Broker