



Windermere
 Realty Professionals of the Morongo Basin, Inc
 Commercial Division
 866-9HOUSE-3 OR 760-365-1988



**Windermere
 Commercial**

• *Commercial Opportunities* •

Our Commercial and Investment Property Division knows the commercial property values throughout Yucca Valley and also the current market trends and direction. By being strategically tapped in to the Valley's ever-changing business economy, our commercial and investment agents enjoy a distinct advantage in this competitive market. Whether looking to sell, purchase or lease a commercial property, or an investment/income producing property, one of our real estate professionals is ready to assist you.



COMMERCIAL REO PROPERTY in downtown Yucca Valley. Great corner lot on highway. Floor plan available. Includes 6 bays, offices, large storage yard and extra lot behind. Lots of storage. Sold "as is." Buyer to satisfy self to condition and size. Includes 2 lots. Owner will carry with very low down. OAC, so call for details! Was used as Auto Repair Shop. Check with town on commercial zoning allowed. **MLS#21129329 \$425,000.**



GREAT DOWNTOWN PALM SPRINGS RESTAURANT FOR SALE! Quaint well known cafe. Turnkey includes all fixtures, full kitchen, plus beer and wine license. 1,950 sq.ft. Seating capacity for 49 with beautiful outdoor patio and indoor dining. Don't miss this opportunity! Great location! **MLS#21128595 \$150,000.**



SPECTACULAR COSMOPOLITAN CUISINE IN THE HEART OF PALM SPRINGS Incredible location for this gorgeous turnkey operation. Has over \$300K in recent renovations with new equipment, furnishings and more. Inventory and name included. Steady clientele, very popular venue. This restaurant is a great opportunity to be part of famous downtown Palm Springs, California! **MLS#21127819 HUGE REDUCTION! \$450,000.**



INCREDIBLE ACRES HIDDEN AWAY in the furthest south hills and valleys as you can find in Yucca Valley. Just surveyed, this 320 acres is 3 parcels with 150, 150, and 10 acres all contiguous. Survey available. You can see down into the Morongo Valley/low desert areas from some parts of it. Owner may carry with large down. **MLS#21113013 \$600,000.**

COMMERCIAL LEASE ON 29 PALMS HIGHWAY! Office Building on the highway near Union Bank. Great visibility. Three Suites available from 900 sq.ft. to 3,500 sq.ft. Call for details!

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Real Estate/Yucca Valley
57402 29 Palms Highway • Suite 1
Yucca Valley CA 92284
866-9HOUSE-3 OR 760-365-1988

• Lots • Land • Acreage •



5.26 ACRES Great opportunity to own 5 plus acres on the Mesa in Yucca Valley. This is horse country for those seeking a good size horse ranch just minutes from town. Or just enjoy the ability to have tremendous room to grow on this lovely property with panoramic views. Utilities in area.

MLS#21126085 **\$55,000.**



0.41 ACRE VIEW LOT Just as you enter town on the southside of Yucca Valley, east of the new home built on the outer highway. Sloped, paved road, utilities available. Area quickly developing with new homes. Zoned RM 10.

MLS#21113778 **\$24,000.**

2.5 ACRES Stunning parcel in the Shanton Heights area, ideal for building your beautiful custom home. Gorgeous rock formations and spectacular views.

MLS#21127457 **\$225,000.**

INCREDIBLE INVESTMENT OPPORTUNITY! Just under 1 acre of commercial on the main highway! Just west of the Walgreens and new AM/PM center breaking ground and directly next door to brand new Cancer Center currently under construction. This is the growth corridor! Possible assumable loan or owner carry, call for details. This price is way under market value due to change of owner's plans, so take advantage!

MLS#21127567 **\$275,000.**

5 ACRES Great opportunity! 5 acres with power at corner, survey done and marked AND owner will carry with 25% down, call for terms. Can be split into 2 lots. Has no value shell cabin, get a rebuild permit and build your dream getaway! A second 5 acre parcel just three lots down.

MLS#21125644 **\$25,000.**

INCREDIBLE DEVELOPMENT OPPORTUNITY Zoning already in place! This 5 acres is zoned RSTOM (SFR). Nearby lots available that allows both MR and SFR. This SFR zoned allows 1 per 10K (4 per acre). Aerial survey done.

MLS#21120285 **\$140,000.**

ALMOST AN ACRE with .71 acre lot on paved road. All usable flat land. Has paid water meter too! You can have horses here, too (Check with County) and is very close to town for easy commute. Great area is you want to be near the Yucca Elementary School. Broker owned.

MLS#21127072 **\$29,900.**

5 ACRES Corner lot, has small pad. Close to Wonder Valley Community Center and Palms Restaurant.

MLS#21121238 **\$16,900.**

2.31 ACRES This is a great parcel of buildable, level land, with larger, new homes nearby. Very desirable area to build, minutes from Highway 62, but in a quiet peaceful setting. Spectacular panorama views of San Jacinto and San Geronio peaks. Abundant desert vegetation.

MLS#21125404 **\$45,000.**

INCREDIBLE DEVELOPMENT OPPORTUNITY The Zoning is already in place. This 3 acres is zoned RSTOM (SFR). Adjoining lot available that allows both MR and SFR. There is also 2 other lots near for sale. This SFR zoned allows 1 per 10K sq.ft. (4 per acre). Aerial survey done. Sunburst/Torres.

MLS#21120284 **\$84,000.**

BEAUTIFUL 5 ACRE PARCEL just off Aberdeen. Water meter there. Horse property. Close to schools, minutes from town.

MLS#21121692 **\$99,500.**

NICE PARCEL in the rapidly developing area of Yucca Mesa. Great views. Located seconds off paved Aberdeen.

MLS#21121683 **\$44,900.**

NICE BUILDABLE LOT in Twentynine Palms. Paved road, most utilities in area. Already surveyed and owner says zoned Multi-Residential. Could be good investment. Buyer to verify zoning and required permits.

MLS#21128072 **\$19,000.**

1.25 ACRES Level, easily accessible horse property. Views of the National Park and valley. Twentynine Palms.

MLS#21127036 **\$40,000.**

5 ACRES with few houses in the area. Great for peace and quiet! Beautiful area with hills to the North and East, views to forever. Take Amboy Road east to Godwin Road, go north 1.2 miles to Moritz, turn right, go 1/2 miles to Gayley, turn left go .03 mile on left.

MLS#21123652 **\$9,900.**

2.5 ACRES Great views and very buildable, flat area. Two lots side by side. You can buy one or both. Only \$5,000 each. This is near Copper Mountain College area. Only about 1/2 mile off the pavement. Horse property. Panoramic views! Utilities in area.

MLS#21126488 **\$10,000.**

2.41 ACRES Nice lot in Joshua Tree, west of Sunfair area. This almost 2.5 acres is priced to sell. Horse property. Flat, mobile allowed. Panoramic views. Utilities in area.

MLS#21126485 **\$10,000.**

GREAT BUILDABLE CORNER LOT in Rimrock! Live off the grid with a water tank and solar, or dig a well! With the Nature Preserve running along the south of Trails End, you will always have vast open land in front of you. Go on those long strolling hikes or ride your horse off into the sunset! Pioneertown.

MLS#21119340 **\$45,000.**

31.3 ACRES Incredible commercial property, just south of the new Home Depot and proposed WalMart. This acreage borders north of Sunnyslope and over to Indio, near Monterey Business Center. Zoned commercial or light industrial. Owner may carry.

MLS#21117456 **\$6,780,114.**

GREAT CORNER LOT almost 1/2 acre in the nice neighborhood of the Yucca Mesa Elementary School. Lots of new homes around and all paved roads. Just cleared probate so you can close quickly. Cash or loan only, no OWC.

MLS#21122176 **\$37,500.**

1.08 ACRES Superb price on this in town horse property. Paved road, flat. Utilities in area. Beautiful views to the west of Gorganio and Jacinto. Seconds from town. Property priced to sell, will not last at this price! Joshua View, cross street Pueblo.

MLS#21125766 **\$55,000.**

NICE BUILDABLE LOT in Twentynine Palms. PAID WATER METER. Good location, all utilities in area. Owner has approved house plans. Buyer to verify all.

MLS#21128071 **\$23,000.**

TWO PARCELS Both .36 acre. Seller will carry with 50% down, and approval of credit report. Multi-Residential.

MLS#21121690, 21121691 **\$42,500. each.**

2 ACRES Lovely corner parcel with great views and rural living environment, yet close to town. Joshua Tree.

MLS#21127038 **\$45,000.**

5 ACRES Power and water at corner, survey done and marked AND owner will carry with 25% down, call for terms. Can be split into 2 lots. Super deal!

MLS#21125638 **\$30,900.**

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0.45 ACRE LOT Great parcel on the Mesa. Just seconds off of paved Aberdeen. Perfect for building. Several new homes in the area. Views of the hills and San Geronio and San Jacinto mountains.

MLS#21121682 **\$44,900.**



5 ACRES in beautiful Pipe's Canyon surrounded by the breathtaking mesa's and bluffs. 2 lots available, but 2 others also available, all contiguous. Price is for 5 acres (1 lot). Call agent for details and map. Owner may consider carry or trade!

MLS#21124410 **\$57,500.**

32,300 SQ.FT. COMMERCIAL PROPERTY located across from the new Home Depot in Yucca Valley. Perfect property for retail/restaurant location. Owner to look at all offers. For sale, build to suit, pad lease, etc. Property has existing service alley, and connects the corners of Richard and Indio Avenues on 29 Palms Highway. Approximate dimensions are 270 feet highway frontage by 70-90 deep. CalTrans 28,000 cars/day. Make your offer today, build right in the heart of the local growth. **\$225,000.**

MLS#21125178

1.08 ACRES Perfect location to build that new home! This over one acre lot is on paved street and has paid water meter too! Electric next door and the views of the National Park and mountains are great! Near Copper Mtn. College and hospital. Great for those who work or have school nearby. Easy commute to Marine Base. Broker owned. **\$40,000.**

MLS#21127017

1.2 ACRES Reduced by 50%, being sold under market value! Property in south Joshua Tree, very near National Park. Owner must sell! This is the best priced south Joshua Tree acreage out there! Horses okay, breathtaking views. **\$48,500.**

MLS#21125626

1.27 ACRES Large in-town lot with over an acre! You are allowed horses here too and don't have to be on a dirt road to get acreage! Lovely mountain views and easy access to town, just a couple of minutes away. Utilities all in street and available. Wonderful price for this large lot! **\$59,500.**

MLS#21126500

0.48 ACRE LOT Great residential building site in beautiful area of Yucca Valley called Western Hills. This area has custom homes with wonderful views of rock formations and city lights. Don't miss out on this great price for this lot! **\$79,900.**

MLS#21125164

0.42 ACRE Incredible price on this just under half parcel sitting high on the southside of Yucca Valley. Mountain views all around. Water and power in street in front of property. Paved road, great environment for those looking for a place to build your own home, or spec home. **\$25,000.**

MLS#21128932

WESTERN HILLS CUL-DE-SAC LOT with nice boulders and views of surrounding hillsides. Over 1 acre with utilities in the street and easy area to put in a pad. Great neighborhood!

MLS#21122587 **\$87,500.**

1.25 ACRES Gorgeous views of the Bartlett Mountain area and the National Park to one side, the San Bernardino mountains to the other! End of the road, private corner lot with utilities available. Broker owned. Great lot for horses, all flat and usable.

MLS#21127018 **\$28,500.**

GREAT OPPORTUNITY 5 acres with power at corner, survey done and marked AND owner will carry with 25% down, call for terms. Super deal. Can be split into 2 lots. No value shell cabin, so great way to get a rebuild permit and build your home.

MLS#21125637 **\$45,000.**

28.56 ACRES Absolutely gorgeous acreage high on Yucca Valley's south side. These 4 contiguous lots are perfect to either build 4 ranch homes on large acreage, OR subdivide further. Owners have worked on plans to build up to 16 homes but subdivision never finished. Drawings are available, but you can create your own dream. Breathtaking views. 5th lot near by also available.

MLS#21127616 **\$725,000.**

37.51 ACRES Incredible development opportunity! Zoning already in place! this 37+ acreage has 400 ft. fronting Highway zoned 4MRM (Multi-Unit) and the rest is SFR with 1 house per 10k sq.ft. (4 per acre). Adjoining lot available and also a 3rd piece 2 lots away. Aerial survey done.

MLS#21120282 **\$800,000.**

8.92 ACRES Large buildable Morongo Valley lot, zoned RL 2.5. Fantastic views, great opportunity!

MLS#21124850 **\$275,000.**

5 ACRES Big sky country with those beautiful views! Horse property, flat, slope, rocks. Start fresh and take advantage of these prices now! Joshua Tree.

MLS#21128848 **\$53,900.**

36.68 ACRES The best commercial parcel available! Just south of the proposed Walmart and next to Home Depot underway. Zoned commercial or light industrial. One of 3 parcels available in area and it is right in the growth corridor! Just off 29 Palms Highway. Owner may carry.

MLS#21117458 **\$8,787,794.**

ABSOLUTELY BEAUTIFUL piece of property, nestled close to Joshua Tree National Park boundaries. Panoramic views, large rocks and boulders. Water nearby. Several large new homes being built in this highly desired neighborhood! This is 1.14 acres you don't want to miss!

MLS#21121447 **\$74,900.**

0.25 ACRE Outstanding investment opportunity in Joshua Tree. Approximately 1/4 acre with phone, power, water (with water meter on property), electric, gas, and cable. 150 ft from busy Highway 62. Prime location near very active businesses and residences surrounding property. Lot dimensions are approximately 105' x 105'. This is a great location and a great price!

MLS#21128729 **\$45,000.**

3.78 ACRES 3 beautiful parcels totalling 3.78 acres for this amazing price. Spectacular views, right off the main road and sits elevated a bit so you can see the panoramic views of the hills and boulders. Perfect for that dream home! Pioneertown.

MLS#21128558 **\$49,500.**

0.83 ACRE Build your dream home in one of the best neighborhoods in Yucca Valley. Beautiful Western Hills. .83 acre lot with fabulous views. Seller says has paid water meter, fire inspection and engineered for blue prints. Buyer to verify all.

MLS#21128420 **\$95,000.**

1.13 ACRES Ideal location for the larger custom built home, just minutes from Joshua Tree National Park. Incredible panoramic views from this fabulous 1.13 acre parcel.

MLS#21128506 **\$119,000.**

4.70 ACRES Good flat land, great views. **\$76,000.**

MLS#21129249

5 ACRES Beautiful area! Owner open to offers, so make an offer! Beautiful western big sky country.

MLS#21129247 **\$53,900.**

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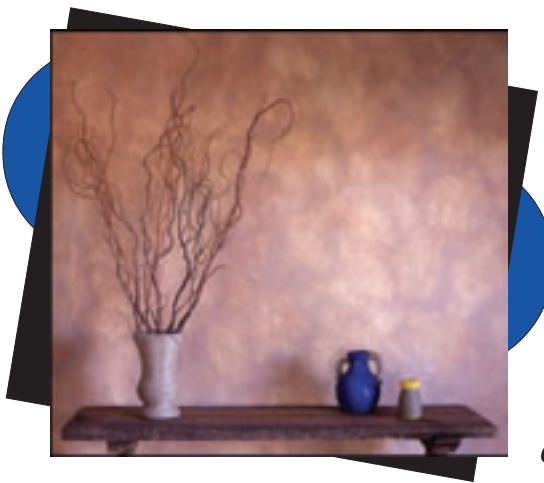


Monument Homecrafters General Contractors has been in the Morongo Basin over 18 years. Owned by local residents, Benny Kraemer and Mark Fields, they bring an array of experience that includes residential construction, commercial construction, remodels of homes including baths and kitchens, home additions, new garages, renovations, escrow repairs and custom home construction.

Mark and Benny, also, offer complete project management and plan consultation, as well as, home and commercial interior staging and decorating, with their "First Impressions" division, with staging and decorating experts.

Kraemer and Fields pride themselves in quality workmanship and listening to the desires of their customers. Their workers are proficient and diligent. They want to provide the desired look and feel their clients envision.

Kraemer and Fields and their crew are also experienced in "green building" requirements for people looking for alternative energy sources and lower utility bills. The company is family owned and operated and local references are available. They are licensed, bonded and insured.



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