

# Contractor Yard+Shop+Office Opportunity

12029 Davenport Road, Agua Dulce, CA

## For Sale

\$1,950,000



Hard-to-find **1.84-acre M1-zoned property** with existing improvements ideal for contractors, equipment operators, and businesses needing **yard space + shop + office in one location.**

Located in an established industrial pocket surrounded by contractor yards and similar uses, this property offers immediate functionality with upside potential.



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## PROPERTY HIGHLIGHTS

- **1.84 ACRES (80,054 SF)-Flat, usable land.**
- **LAM1 (Light Industrial) Zoning.**
- **3,600 sf shop** with office and living quarters.
  - 200 Amp power
- **7,444 sf Structure** (ideal for office conversion or live/work use).
  - New 400 Amp panel
- Covered outdoor work area + multiple structures
- Well, Septic, and Propane utilities
- Potential to expand usable yard area



Unique M-1 Zoned Property with Versatile Improvements — Ideal for Contractor Yard, Industrial Use, or Live/Work Conversion  
Property presents a rare opportunity to own a 1.84-acre (80,054 SF) parcel zoned M-1 (Light Manufacturing) with exceptional flexibility and potential.

Surrounding properties are primarily contractor yards and industrial uses, making this site well-suited for light manufacturing, contractor operations, equipment storage, or live/work configurations. The existing house could be converted to office or operational space, or continue to serve as a residence for live/work opportunity. There is potential to remove trees and create additional yard space, enhancing functionality and value. With its prime M-1 zoning, large lot, and substantial existing improvements, this is an ideal opportunity for an owner-user, investor, or business looking for a unique industrial property with built-in flexibility.



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