

Avenue R Multi-Family Site

Avenue R near 20th St E

Palmdale, CA 93550

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



PROPERTY OVERVIEW

2.04 +/- acres multi-family development site located in the state ****Opportunity Zone!** RN-2 zoning allows 10-20 DU/AC and current density bonuses could increase the yield considerably! Preliminary drawings utilizing available density bonuses prepared by seller show a potential for 80 units! This is a great infill location nestled between 2 churches with over 200ft of frontage along Avenue R and SFR to the south! Avenue R is currently undergoing street widening and signal improvements to help increase its traffic capacity to better accommodate this growing area!

****Opportunity Zone:** Palmdale's designated census tract zones lets businesses invest for valuable tax benefits. Investments made by individuals through special funds in these zones defer or eliminate federal taxes on capital gains.

<https://www.irs.gov/newsroom/opportunity-zones>

DETAILS

PRICE:	\$500,000
TERMS:	Cash
LOT SIZE:	2.04+/-ac (total)
APN:	3012-021-034 & 036
DIMENSIONS:	216' x 410'
ZONING:	RN 2 (10-20 DU/AC)
UTILITIES:	Available (buyer to verify)
OPPORTUNITY ZONE:	Yes

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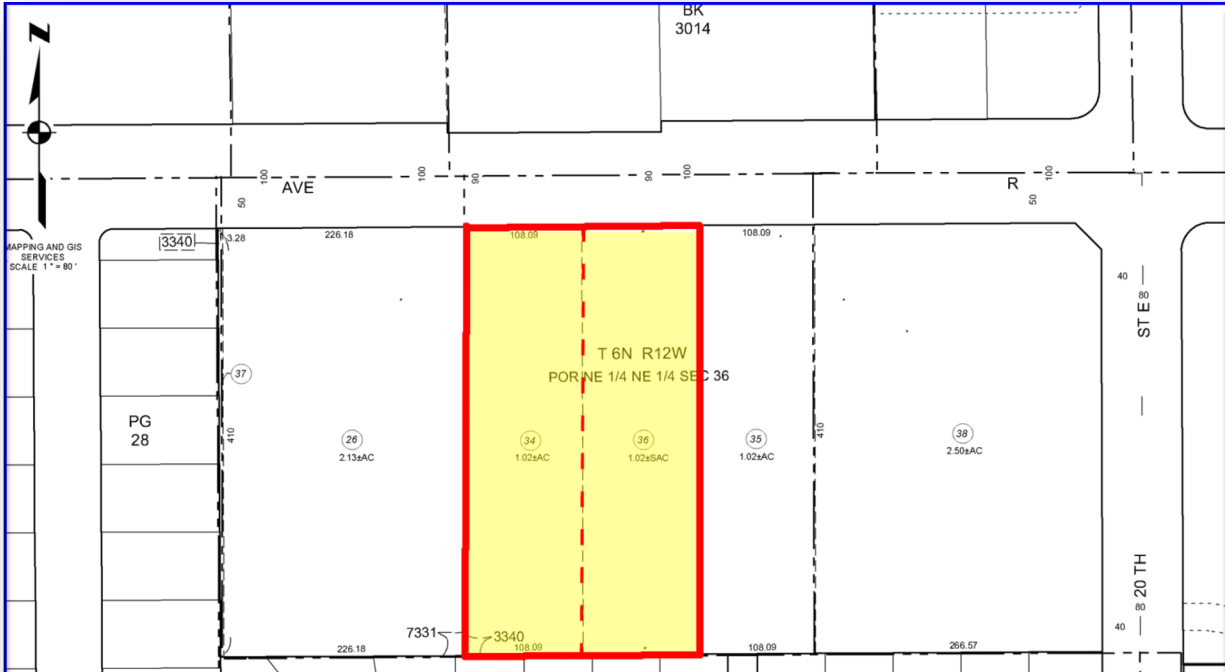
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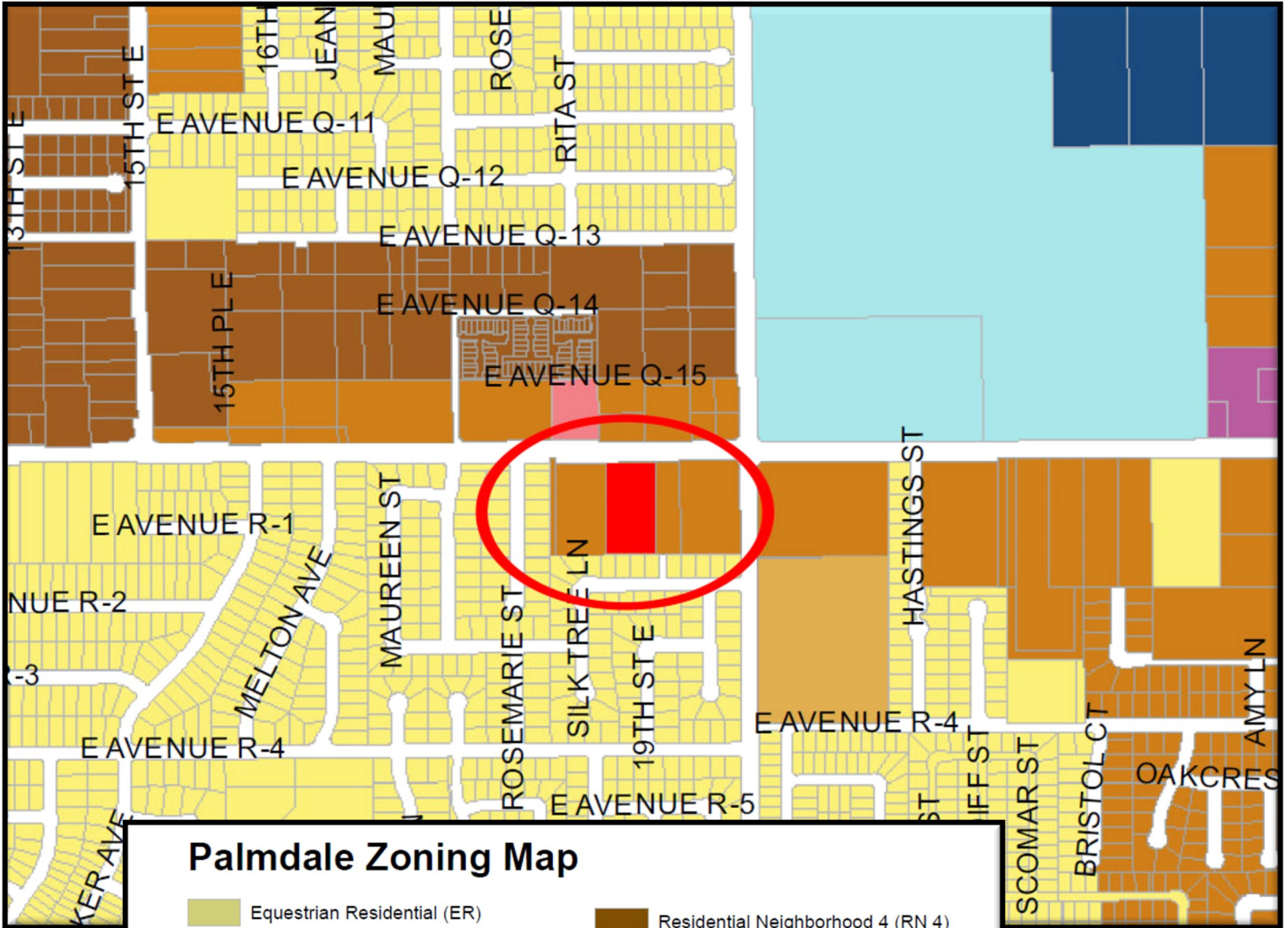
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Palmdale Zoning Map

- | | | | |
|--|-------------------------------------|--|-----------------------------------|
| | Equestrian Residential (ER) | | Residential Neighborhood 4 (RN 4) |
| | Low Density Residential (LDR) | | Mixed Use 1 (MU 1) |
| | Single Family Residential 1 (SFR 1) | | Mixed Use 2 (MU 2) |
| | Single Family Residential 2 (SFR 2) | | Mixed Use 3 (MU 3) |
| | Single Family Residential 3 (SFR 3) | | Neighborhood Commercial (NC) |
| | Mobile Home (MH) | | Visitor Commercial (VC) |
| | Residential Neighborhood 1 (RN 1) | | Regional Commercial (RC) |
| | Residential Neighborhood 2 (RN 2) | | Office Flex (OFX) |
| | Residential Neighborhood 3 (RN 3) | | Aerospace Industrial (AI) |

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The property is being offered in **"AS IS" CONDITION WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

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