

10th West Commercial

40458 11th St West

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY

Palmdale, CA 93551



PROPERTY OVERVIEW

Prime commercial development opportunity! Two adjacent lots spanning between 10th & 11th Streets West offering 165 feet of prominent frontage along 10th St W. Strategically located about a half a mile from the bustling Walmart/ Sams Club Center and near the Antelope Valley Mall. This site is zoned VC, "Visitor Commercial", which allows a wide range of commercial uses including hotels, retail, offices, and restaurants. Great site to capture regional visitors and highway traffic from the nearby AV Freeway (Hwy #14).

DETAILS

PRICE:	\$862,500
TERMS:	Cash
LOT SIZE:	2.23+/-ac (total acres)
APN:	3005-014-045 & 046
ZONING:	VC (Visitor Commercial)
DIMENSIONS:	595.49' x 165.69'
UTILITIES:	All utilities available

FOR MORE INFORMATION CONTACT:

Harvey Holloway DRE #00594721

Direct 661-948-2644 x 22
Cell 661-609-8173

Main 661-948-2644
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www.cbcvalleyrealty.com

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42402 N. 10th Street West Ste "E"

10th West Commercial

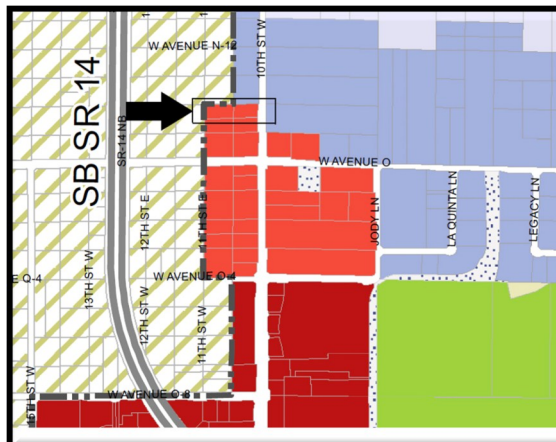
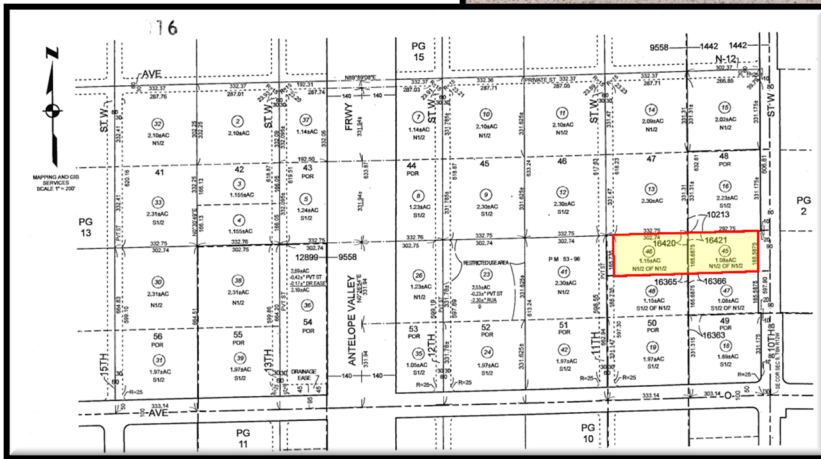
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Palmdale Zoning Map

- | | |
|-------------------------------------|-----------------------------------|
| 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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Living Area: 1,142± (apx 2,000sf including addition)

Bed/Bath: 3/1 (4/2 with addition)

Year Built: 1952/1955

3 bed/1 bth home originally built in 1952. The garage was converted into master bedroom, bath and laundry room and the breezeway was enclosed adding some 850-sf. Includes a paved carport area, small detached office/shop bldg. and an older, detached bldg (originally used as a chicken coupe) that provides over 5,000sf of storage area.



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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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