



# LAND LEASE



## Winchester, CA

**4.77 acres 207,722 sqft**

**Riverside County**

**APN 472-110-031**

LAND LEASE, \$12,500 per month, 4.77 acres (207,722 sq ft), Vacant Lot located less than one mile from the French Valley on Highway 79 (Winchester Road). Situated in Riverside County at the intersection of Winchester Hwy and Keller Road. The owners are open to considering a 5 to 10 year land lease depending on the intended use and lessee qualifications. The county permits various uses with a plot plan or a Conditional Use Permit (CUP). Potential lessees should investigate and confirm permissible uses. The community is experiencing growth and may support various commercial activities such as wineries, breweries, service stations (with or without beer and wine), equipment rental services, agricultural uses/nurseries, RV parks, boat and trailer storage, motels, professional offices, mini-self-storage, electric vehicle charging stations, and more.

Lot Sq Ft: 207,722 (per county)

Current Zone R-R

Utilities Available

Vehicle Count 22750

**Asking \$0.06 per foot**

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