

PERFECT FOR FUEL STATION | TR...

55860 Haugen Lehman Way, Whitewater, CA 92282

MGR Real Estate Presented By:
MGR Real Estate



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55860 Haugen Lehman Way, Whitewater, CA 92282

Property Details

The following uses shall be permitted in the MU zone:

One family dwellings, Multiple family dwellings that do not include a non-residential use, Home occupation, Public parks and plazas,

The following uses shall be permitted provided a plot plan has been approved pursuant to provisions of Chapter 17.216 of this title. In the event a development includes a combination of uses that are permitted with a plot plan and conditional use permit, the development shall be processed in accordance with subsection C. of this section.

Animal hospitals, not including any outdoor facilities, Antique shops, Art supply shops and studios, Artisan or novelty stores, Bakery shops, including baking only when incidental to retail sales on the premises, Banks and financial institutions, Barber and beauty shops, Book stores, Business and professional schools, Cellular telephone sales and service, Check cashing business, Clothing dry cleaners, Clothing stores, Community and civic centers, Computer sales and service, Combined live/Work development, Day care centers, Delicatessens, Drug stores, Florist shops, Gift shops, Grocery stores, Hardware stores, Household furniture or appliance stores, Internet cafes and internet gaming facilities, Jewelry stores with incidental repairs, Laundries and laundromats, Medical offices, Multiple family dwellings that include a non-residential use, Museums and libraries, Nurseries and garden supply stores, Paint and wall paper stores, Parking lots and parking structures, Pet shops and pet supply shops, Photography shops and studios and photo engraving, Plumbing shops, not including plumbing contractors, Post services, Restaurants and other eating establishments, Shoe stores and repair shops, Sporting goods stores, Tailor shops, Tobacco or hookah shops, Tourist information centers, Toy shops,

The following uses shall be permitted provided a conditional use permit has been approved pursuant to the provisions of Chapter 17.200 of this title:

Animal hospitals, with outdoor facilities, Bars and cocktail lounges, Billiard and pool halls, Convenience stores, Hotels, resort hotels and motels, Indoor entertainment facility, Indoor health and fitness facility, Motor vehicle fuel service stations, with or without the concurrent sale of beer and wine for off-premises consumption, Private academic facility, Theaters and auditoriums, Liquor stores pursuant to the provisions of Chapter 17.248 (Alcoholic Beverage Sales) of this title.

Price: \$4,990,000

Price:	\$4,990,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	
Sale Type:	Investment or Owner User
Total Lot Size:	7.23 AC
Sale Conditions:	Deferred Maintenance
No. Lots:	1
Zoning Description:	Mixed Use (MU)
APN / Parcel ID:	517-340-006

- FREEWAY FRONTAGE - VISIBILITY
- A FEW EXITS AWAY FROM MAJOR CASINO'S
- UTILITIES ON-SITE
- ZONING PERMITS A WIDE RANGE OF DEVELOPMENT OPPORTUNITIES
- EXISTING LIVING QUATERS STRUCTURES

View the full listing here: <https://www.loopnet.com/Listing/55860-Haugen-Lehman-Way-Whitewater-CA/32788757/>

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Location



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Property Photos



Main Pic



morongo view

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Side Aerial

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North Side Aerial



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