

# 8.24 ACRES OF COMMERCIAL LAND

Doctor Carreon Blvd., Indio, CA 92201



FOR SALE  
\$3,000,000



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# PROPERTY DESCRIPTION

FOR SALE | 8.24 ACRES OF COMMERCIAL LAND  
Doctor Carreon Blvd., Indio, CA 92201

## PROPERTY HIGHLIGHTS

8.24 acres of land. Located In the medical corridor and less than a mile of John F. Kennedy Memorial Hospital. The property is zoned Residential Low and Residential Medium which allows for single family residential, townhomes and condos.

- » Utilities in street, curb and gutter, and sidewalks.
- » Centrally Located in the Coachella Valley.
- » **APN's:** 614-130-035 (3.03 acres) | 614-130-015 (1.06 acres) | 614-140-056 (4.15 acres)
- » Previously State approved Skilled Nursing Facility for 287 beds.
- » **Zoning Regional Commercial uses:** Auto and vehicle rentals and sales, auto repair minor, bar, nightclub, lounge, taproom, theater, restaurant, drive thru, hotel, motel, animal sales, food prep, general retail, grocery, medical office, urgent care, professional office, personal services, smoke shops, tattoo, resale, and vet.
- » **Connected Neighborhood uses:** Daycare centers, live/work, residential care facility, single family homes, multi-family dwelling units up to 14 units per acre, medical services, neighborhood market, office, and personal services.

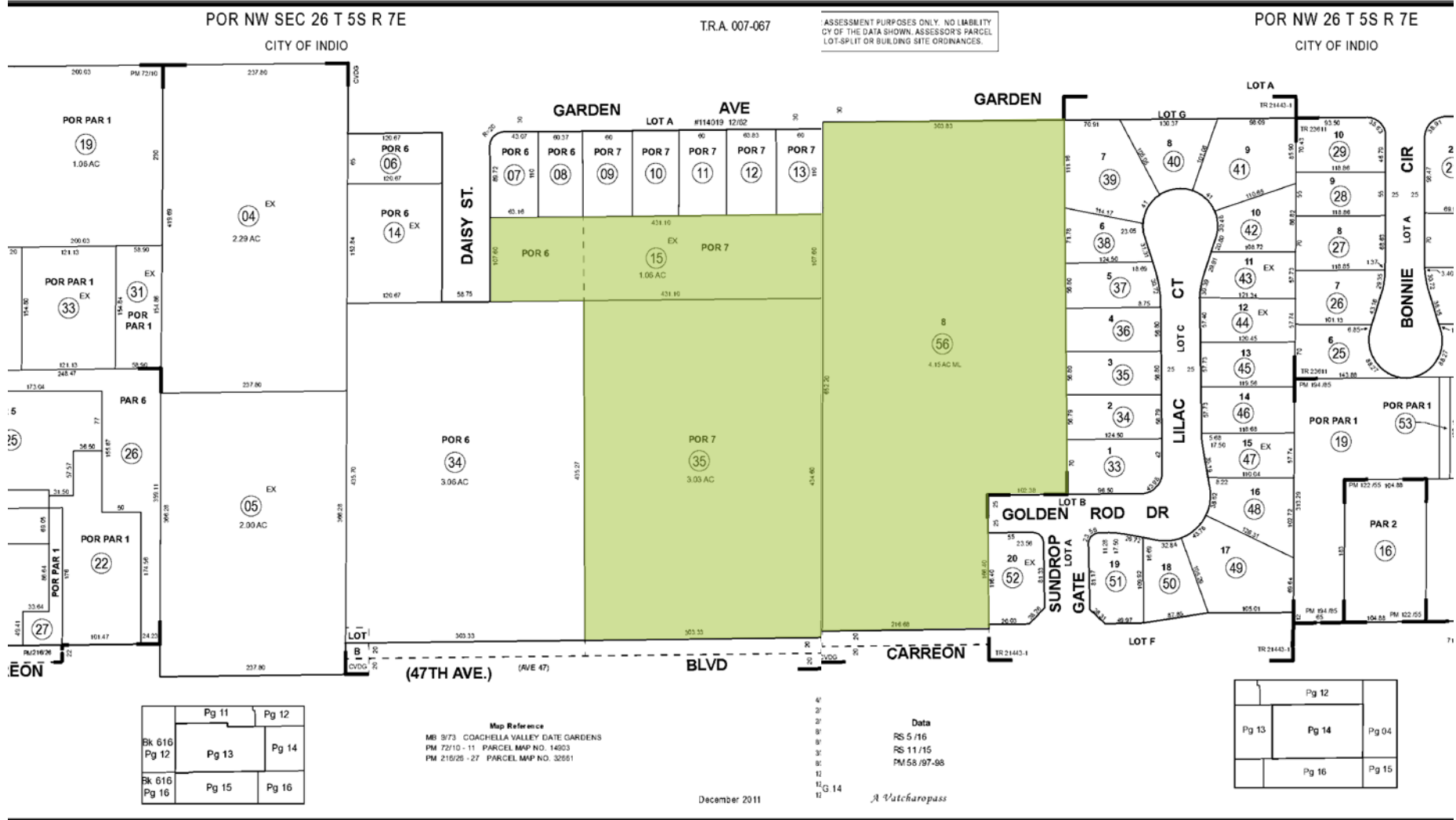


Site Plan for Previously State approved Skilled Nursing Facility for 287 beds

# PLAT MAP

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APN's: 614-130-035 | 614-130-015 | 614-140-056



# YOUR ADVISORS



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