

# Sunny Dunes Rd. Industrial lot Palm Springs

**Ingrid Baddour, CCIM**  
**DRE#00751437**

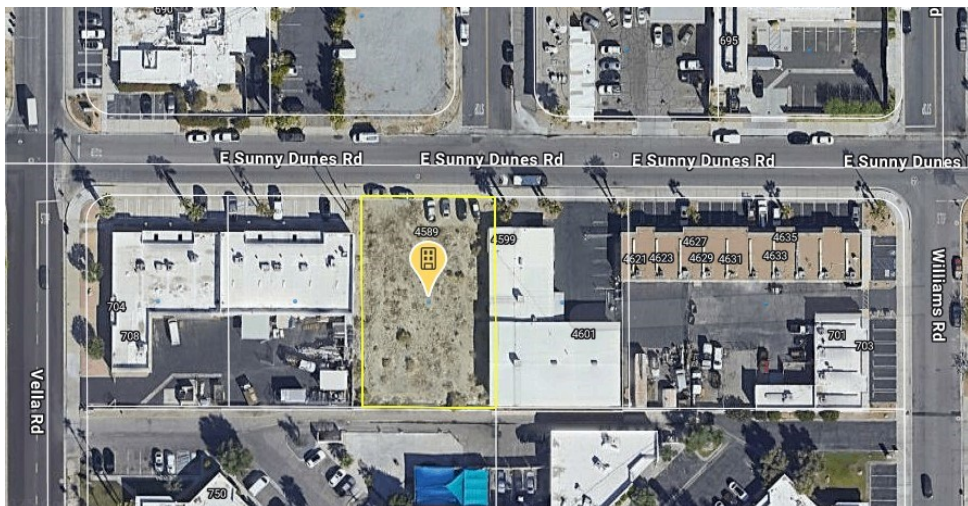
**760-272-9543**

**Ingrid@**  
**BaddourRealEstate.com**

**Www.**  
**BaddourRealEstate.com**



Previous plans have expired but were approved previously for a two unit industrial building. The floorplan is on page two. Roll up door and walk in door on both sides of the 2 unit building. Perfect for auto storage, repair or many other uses. Zoning allow most industrial uses and some retail or office uses.



Parcel Number	Size	Asking Price
680-160-036	.36 AC.	\$350,000



<b>COMMENTS:</b>	<b>Great industrial lot located south of Palm Springs International Airport, west of Gene Autry Trail and just 3 miles from the center of town. Easy access to Hwy 10.</b>			
<b>ZONING:</b>	<b>M-1 Industrial</b>			
<b>WATER:</b>	<b>In street , Desert Water Agency</b>			
<b>SEWER:</b>	<b>Available Desert Water Agency</b>			
<b>ELECTRICITY:</b>	<b>In Street. SCE</b>			
<b>IMPROVEMENTS</b>	<b>Sidewalks, Curbs and gutters installed.</b>			
<b>DIMENSIONS:</b>	<b>156.82'</b>	<b>LENGTH</b>	<b>100'</b>	<b>WIDTH Frontage on Sunny Dunes</b>
<b>ROAD:</b>	<b>Paved</b>			
<b>FINANCING:</b>	<b>Owner may carry with 50% down payment for up to three years. But will not subordinate to construction funds.</b>			

The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Buyer must verify the information and bears all risks for any inaccuracies.



PROPERTY LINE 150'

PROPERTY LINE 100'

PROPERTY LINE 150'

EXISTING BUILDING

SITE DRAINAGE

28'-0" NEW DRIVEWAY

100'-0"

17'-0"

18'-0"

6' HIGH CMU TRASH ENCLOSURE to MATCH BUILDING

FUTURE 4' HIGH W. FENCE