

The Ghobadi Investment Team presents a rare Opportunity Zone offering: three adjacent lots totaling ±19,750 SF in a growing area of Palmdale, with preliminary plans for a 22-unit, three-story apartment project featuring Type VB construction.



East Avenue Q7 & 2nd Street East | Palmdale, CA

# Multifamily Development Opportunity **for Sale**



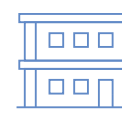
**\$500,000**  
Asking Price



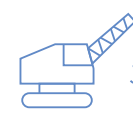
**Opportunity  
Zone (OZ)**



**LCR3  
Zoning**



**22  
Apartment  
Units**



**3-Story  
Type VB  
Construction**



**19,750 SF**  
Lot Size



**16,300 SF**  
Residential  
Space



**780 SF**  
Commercial  
Space



**32 First-Floor  
Parking Spaces**



**\$22,727**  
Price per  
Buildable Unit





East Avenue Q7 & 2nd Street East | Palmdale, CA

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Conceptual Renderings of Preliminary Plan

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