

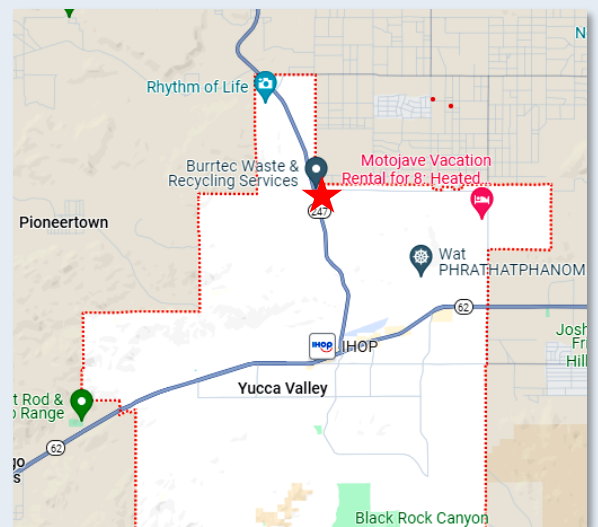
FOR SALE
APPROX 14 ACRES HWY 247
YUCCA VALLEY, CALIFORNIA

HWY 247 FRONTAGE AT SIGNALIZED INTERSECTION; ZONED NEIGHBORHOOD COMMERCIAL

GLA | ACRES: APPROX 14 ACRES

APN: 4 LOTS TOTAL (NOT SOLD SEPARATELY)
#0596-271-42; #0596-271-32; #0596-271-04; AND
#0596-271-03

- AMENITIES:**
- ELEC, WATER, PHONE ON SITE
 - EXCELLENT VISIBILITY
 - CURRENTLY GENERATING RENTAL INCOME
 - IDEAL FOR GAS-STATION AND NEIGHBORHOOD RETAIL CENTER AND/OR WIDE VARIETY OF COMMERCIAL USES.



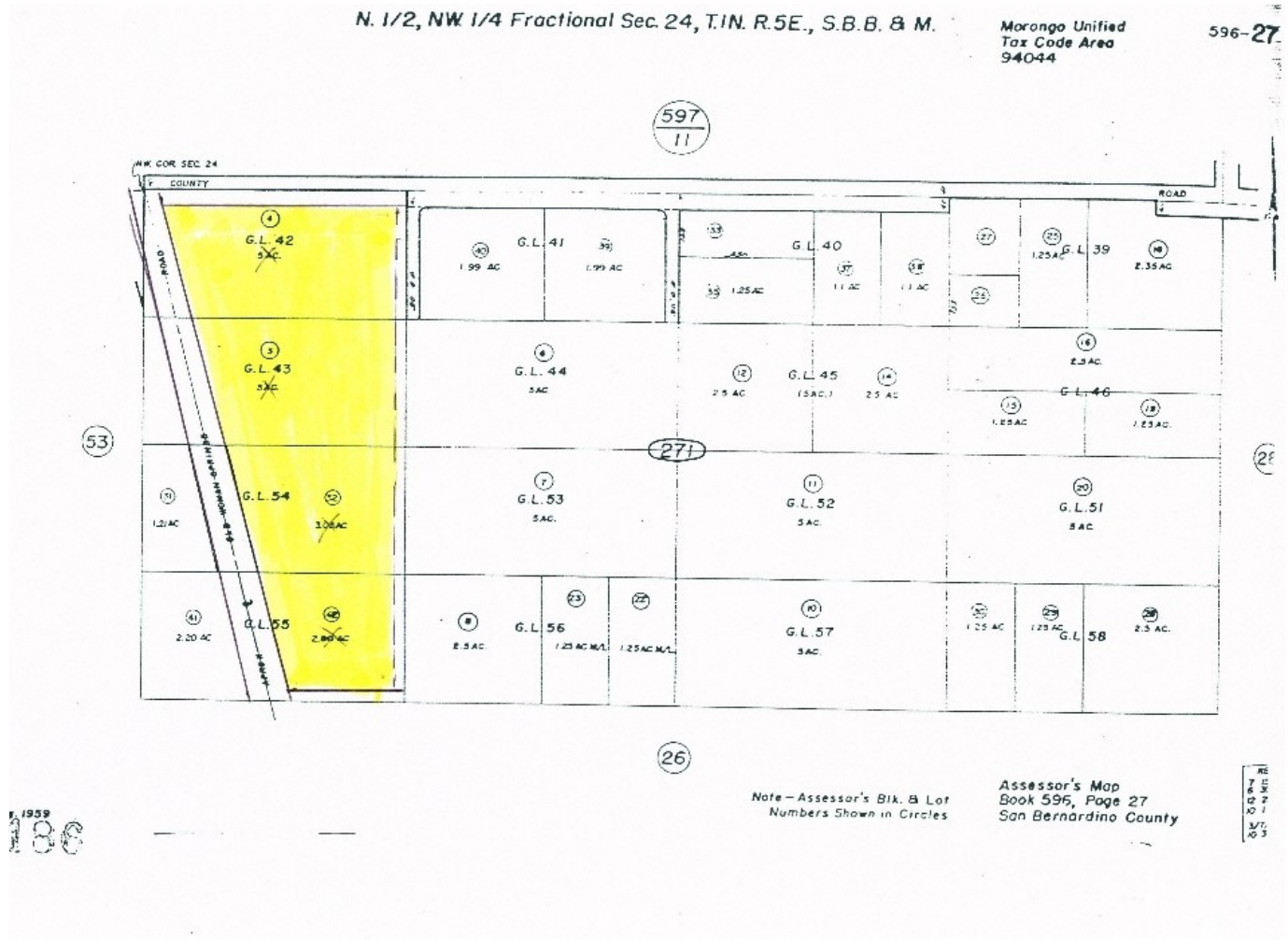
The information provided herein has been obtained from sources deemed reliable.

CONTACT:

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Approx .14 acres (approx. 11.7 net usable); zoned Neighborhood Commercial in Yuca Valley, California. Situated at the signalized intersection of hwy 247 and Buena Vista Dr. in Yucca Valley, California. Yucca Valley is the hub of the Morongo Basin communities and a host of recreational opportunities and tourist attractions. The community is a frequent stop for travelers en route to the Colorado River, Big Bear, Joshua Tree National Park, Pioneer Town and 29 Palms Marine Base.

THIS PROPERTY LIES OUTSIDE OF THE ALQUIST-PRIOLO SEISMIC SPECIAL STUDIES AONE, NO STUDY REQUIRED.



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