

Westside Investment Property

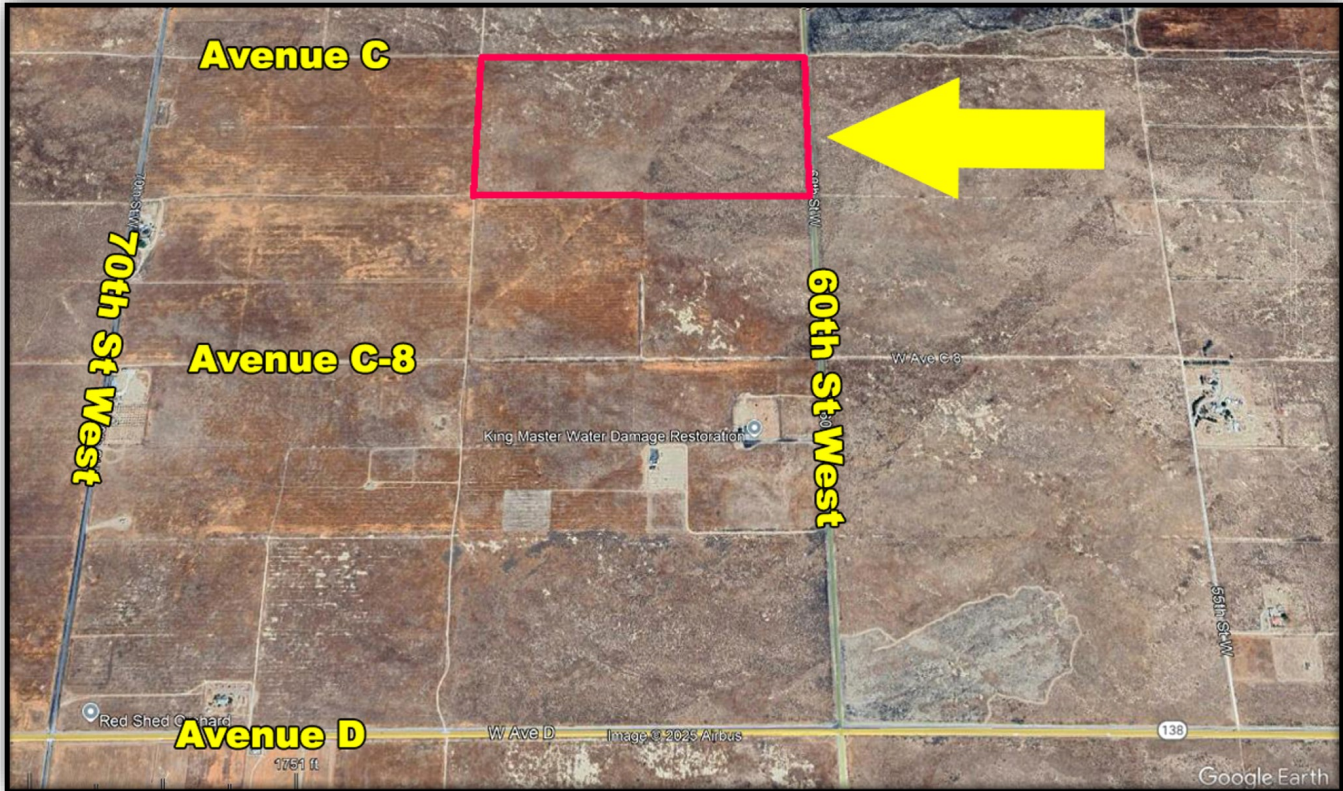
SWC of 60th St W & Ave C

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY

Unincorporated LA County, CA 93536



PROPERTY OVERVIEW

DETAILS

This prime section corner offers an exceptional land banking opportunity to hold for appreciation and/or future development! Located near the community of "Antelope Acres" and offers a blend of the peace and serenity of country living with convenient proximity and access to urban amenities! Lying just 1 mile north of Avenue D (Hwy #138) this parcel offers apx 1/4 mile of paved frontage along 60th St West and is perfectly positioned for easy connectivity to major transportation routes!

PRICE:	\$320,000
TERMS:	Cash
LOT SIZE:	79.09+/-ac
DIMENSIONS:	1,320' x 2,610'
ZONING:	A-2-2
LAND USE:	RL2 (Rural Land 2)
UTILITIES:	SCE on 60th St
APN:	3260-016-002
LEGAL:	The N1/2, NE1/4, Section 15, T8N, R13W, SBBM.

FOR MORE INFORMATION CONTACT:

Direct 661-948-2644 x 22
Cell 661-609-8173

Main 661-948-2644
Fax 661-945-2524

www.cbcvalleyrealty.com

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42402 N. 10th Street West Ste "E"
Lancaster, CA 93534

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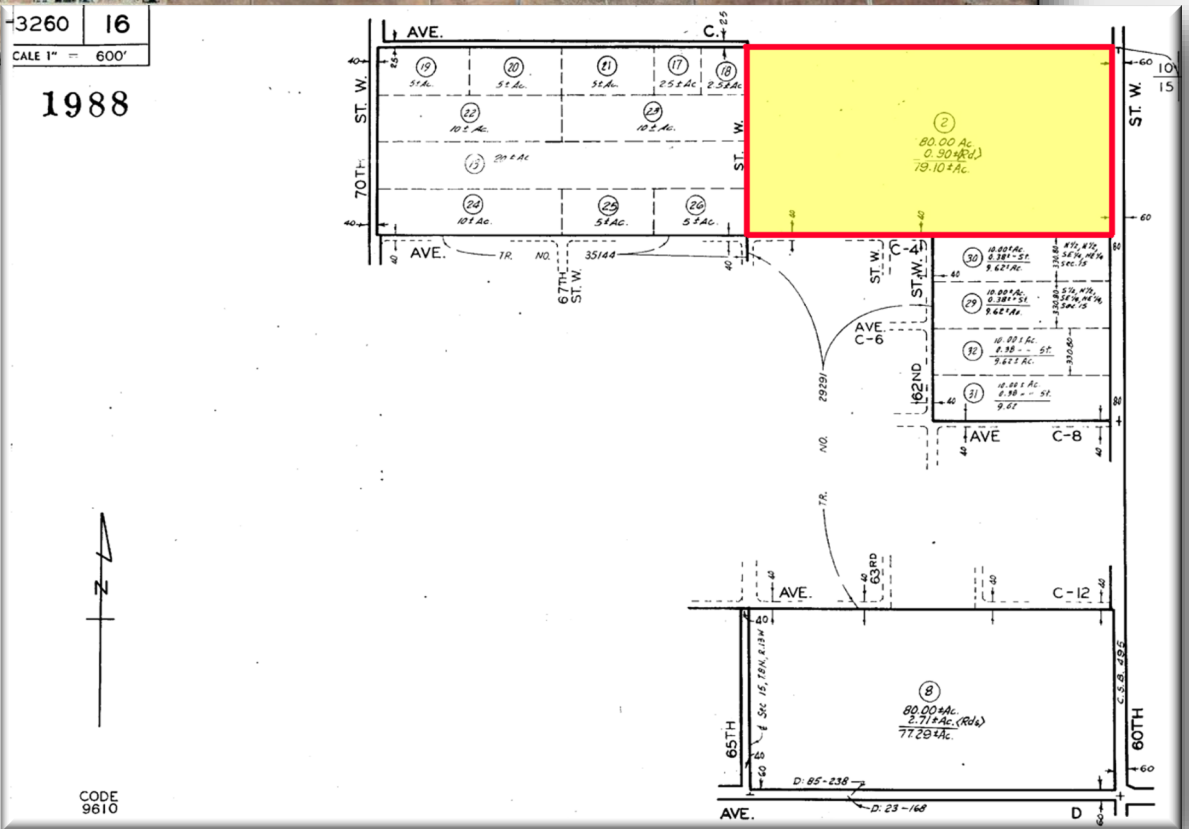
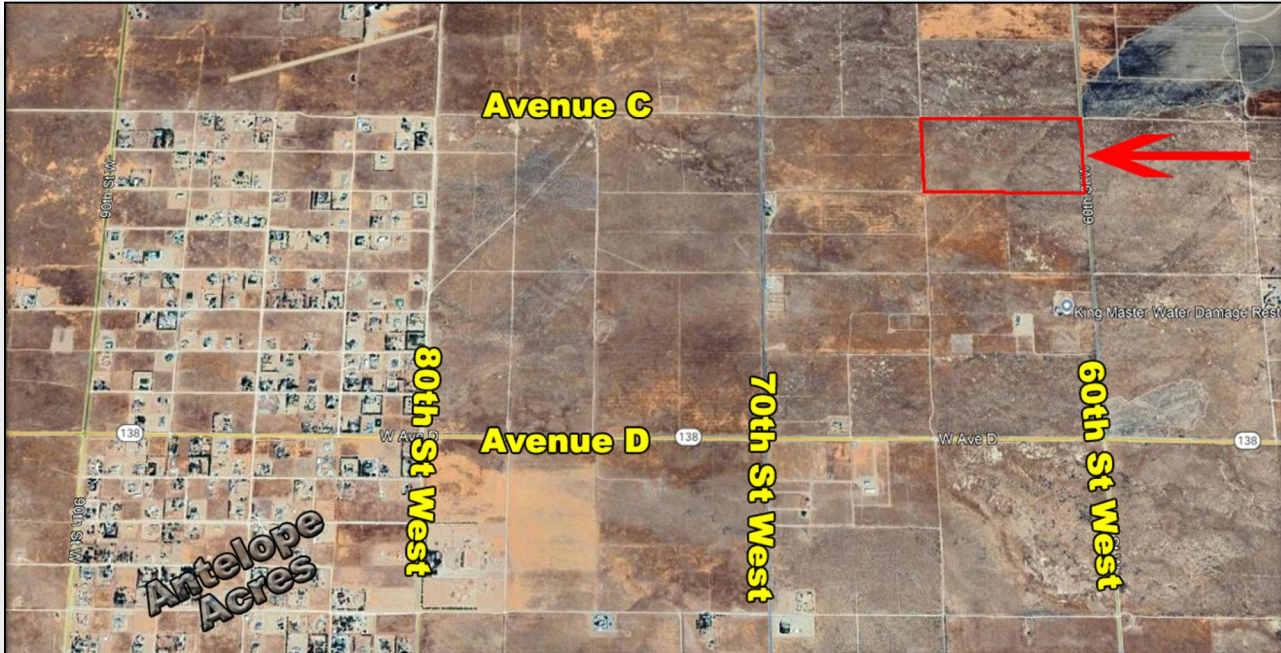
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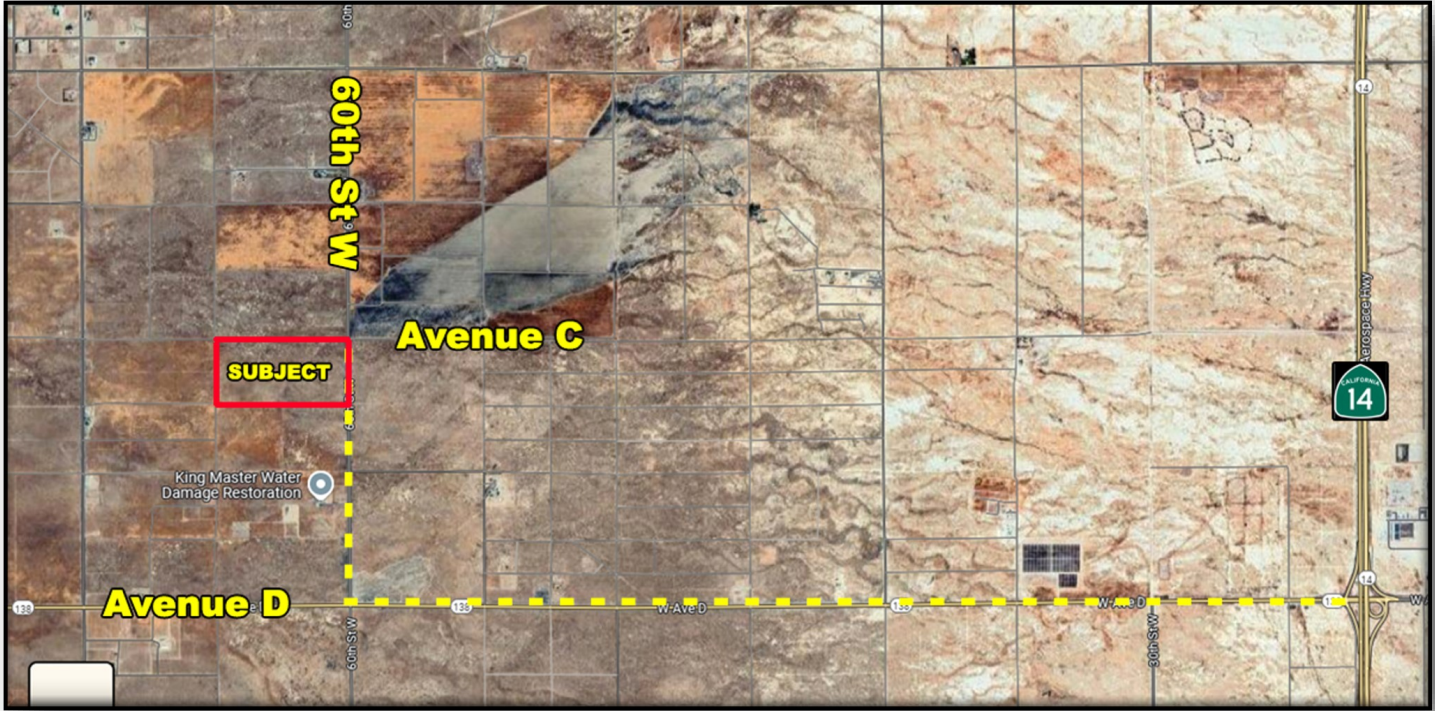
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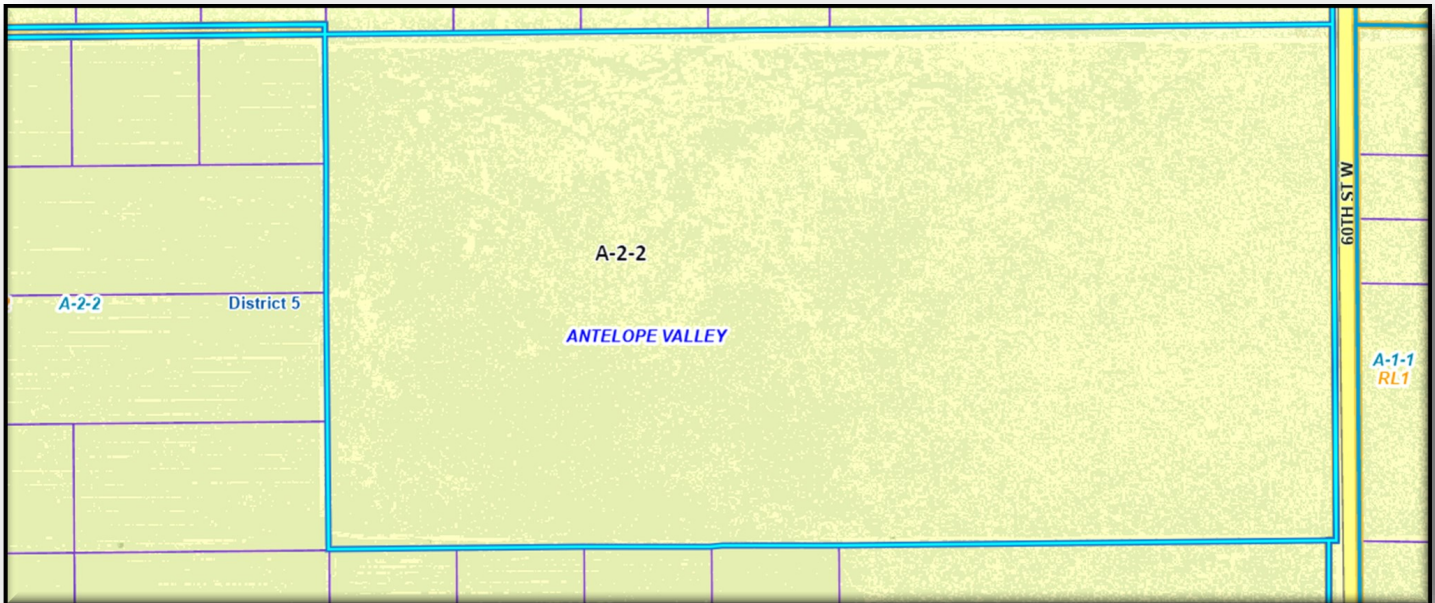


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Proximity to Freeway



Zoning Map

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The property is being offered in **"AS IS" CONDITION WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

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