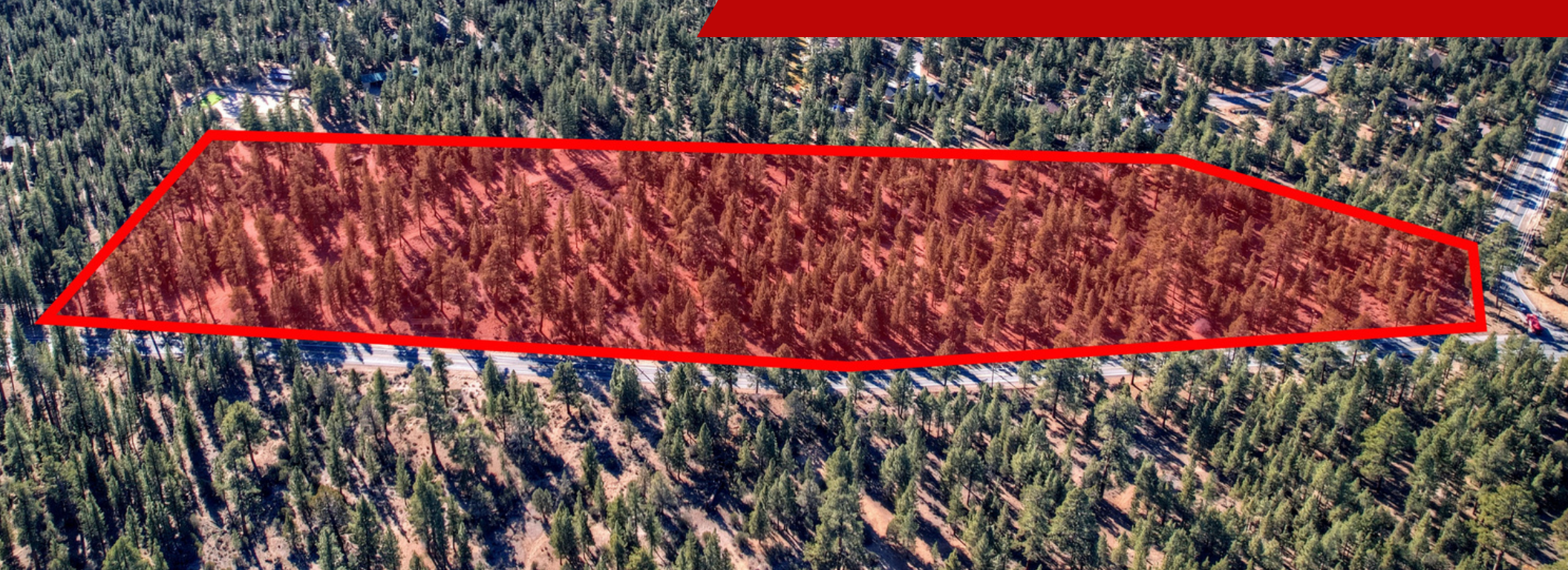


LAND FOR SALE

- 13.73 ACRES
- ZONED GENERAL COMMERCIAL


OFFERED AT \$1,500,000

0 HIGHWAY 38, BIG BEAR CITY, CA 92314



Mike Dolan
& Associates
KELLERWILLIAMS

LIST AGENT: MIKE DOLAN
DRE 00752899

 909.936.6453

MIKEDOLAN@BIGBEARPROPERTIES.COM

PROPERTY SUMMARY



PRICE

\$1,500,000

ACREAGE

13.73 ACRES

APN 0315-421-11

HIGHLIGHTS

- GREAT LOCATION ON HEAVILY TRAVELED HIGHWAY
- ZONED COMMERCIAL GENERAL
- LEVEL LOT
- CLOSE TO SEVERAL RESIDENTIAL NEIGHBORHOODS
- LAST COMMERCIAL PROPERTY UNTIL ANGELUS OAKS
- JUST 15 MINUTES FROM THE SLOPES & LAKE
- ACREAGE BACKS TO UPSCALE NEIGHBORHOOD

DESCRIPTION

NEARLY 14 ACRES ON HIGHWAY 38 ZONED GENERAL COMMERCIAL. LOCATED AT THE SOUTHWESTERN CORNER OF BALDWIN LANE AND STATE HIGHWAY 38 (GREENSPOT), THIS PROPERTY RUNS 1,849 FEET ALONG THE HIGHWAY UP TO ERWIN RANCH ROAD (ACROSS THE HIGHWAY). THIS LEVEL PARCEL IS THE LAST COMMERCIALLY ZONED PROPERTY ALONG THE HIGHWAY BETWEEN BIG BEAR AND ANGELUS OAKS.



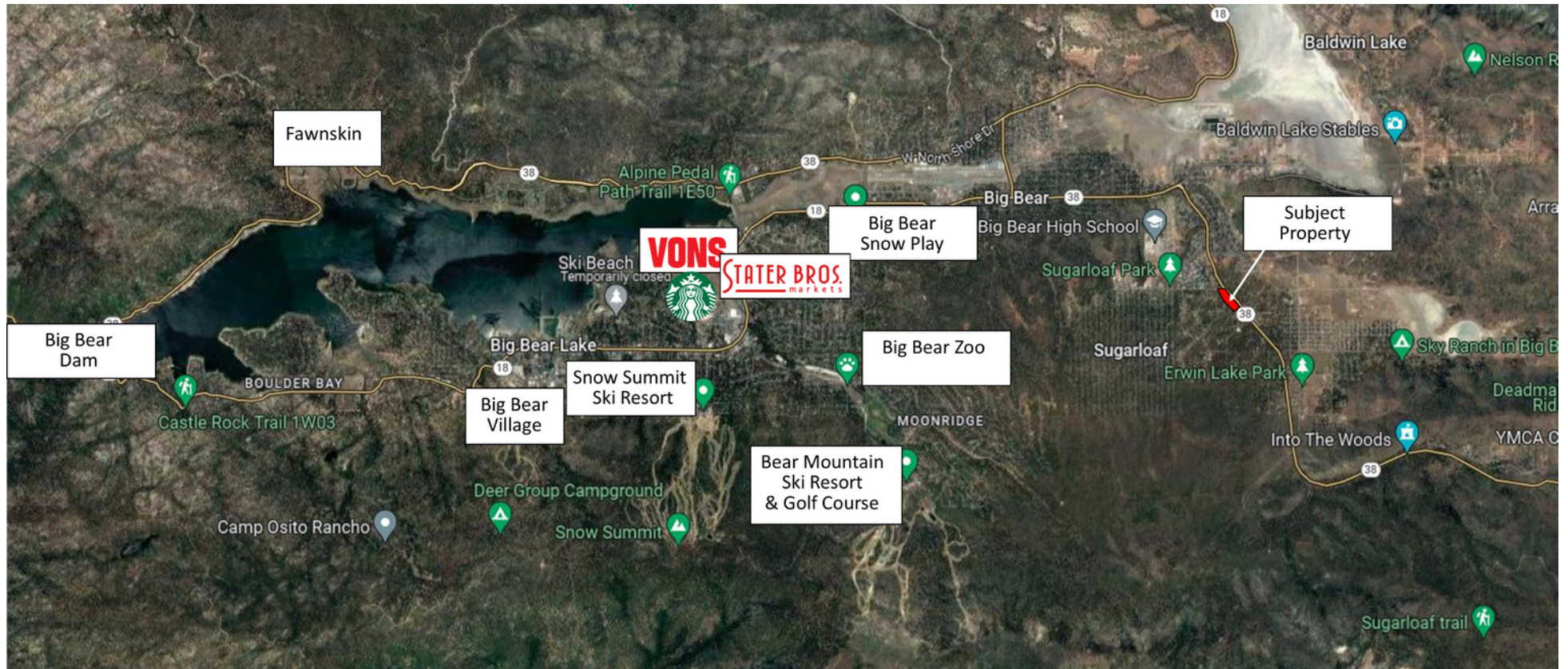
0 HIGHWAY 38, BIG BEAR CITY, CA 92314

CLOSE UP AERIAL



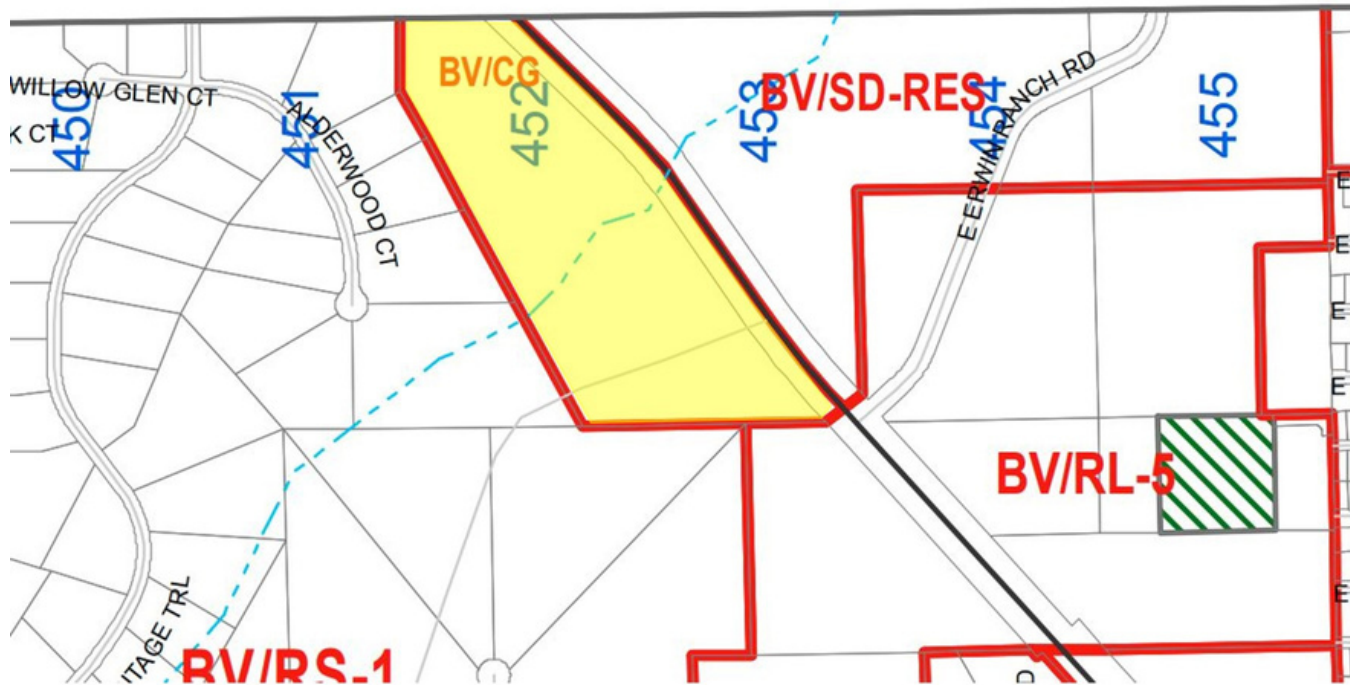
0 HIGHWAY 38, BIG BEAR CITY, CA 92314

VALLEY WIDE AERIAL



0 HIGHWAY 38, BIG BEAR CITY, CA 92314

ZONING

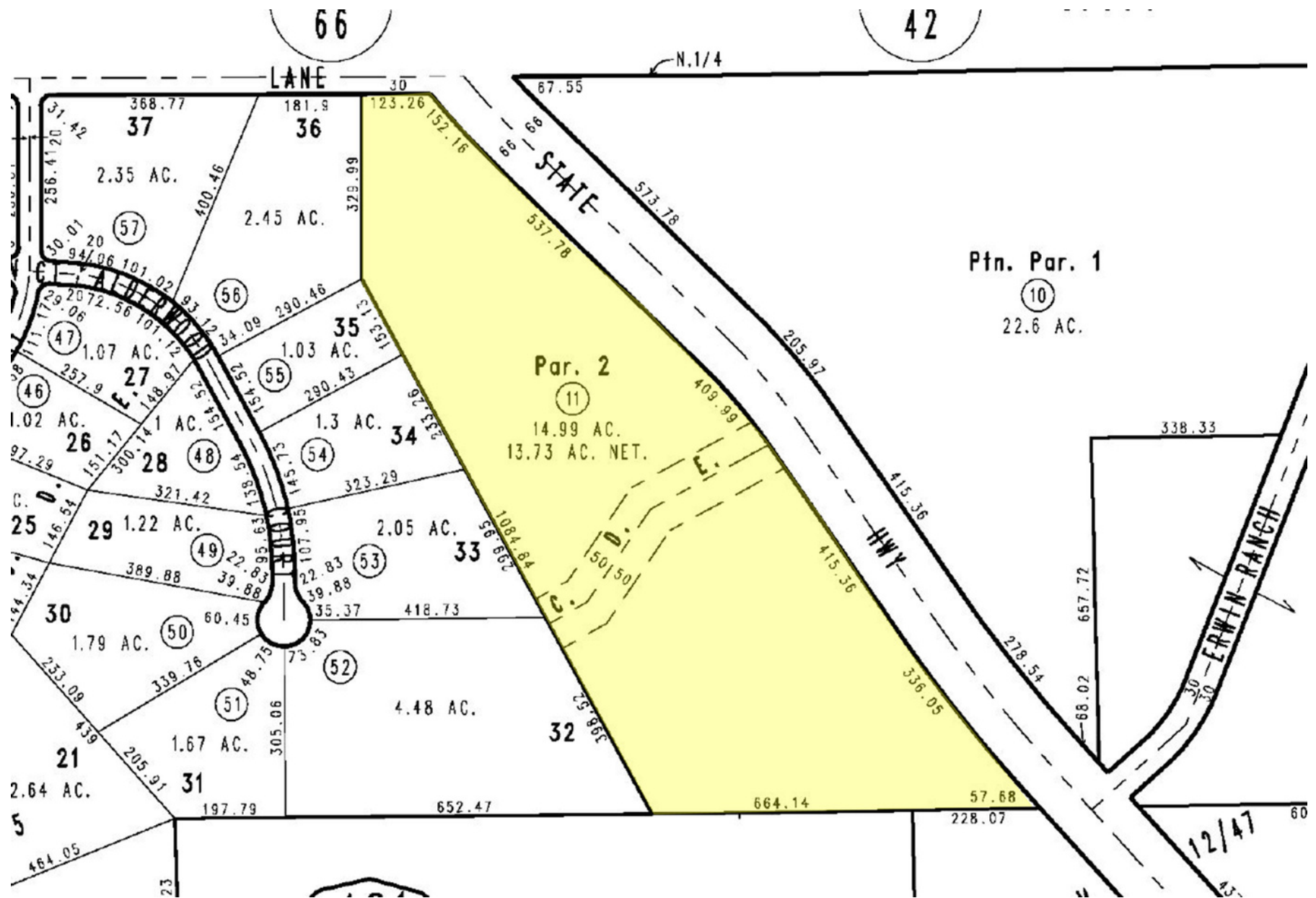


Land Use Zoning Districts

AG – Agriculture	CS – Service Commercial	RC – Resource Conservation
CG – General Commercial	FW – Floodway	RL – Rural Living
CH – Highway Commercial	IC – Community Industrial	RM – Multiple Residential
CN – Neighborhood Commercial	IN – Institutional	RS – Single Residential
CO – Office Commercial	IR – Regional Industrial	SD – Special Development
CR – Rural Commercial	OS – Open Space	SP – Specific Plan

County designated Land Use Zoning Districts do not apply to Federal or State owned property.

PLAT MAP



0 HIGHWAY 38, BIG BEAR CITY, CA 92314

PHOTOS



0 HIGHWAY 38, BIG BEAR CITY, CA 92314