



**SPECIFIC ONE**  
— REALTY & MORTGAGE

**\$999,000**

**15456 Forest Ranch Way, Forest Ranch, CA 95942**





ZONING- RETAIL SALES

APN- 063-230-021-000

YEAR BUILT- 1961

LOT SIZE- 1.74 ACRES

BUILDING SIZE- 4,384 SF

PROPERTY INCLUDES-

- 1) PIZZA SHOP
- 2) HARDWARE STORE
- 3) 2-CABINS

**PROPERTY DETAILS**

# RENTAL INCOME

## PIZZA SHOP

SHORT TERM LEASE  
FULL KITCHEN  
\$2,500

## HARDWARE

MONTH-TO-MONTH LEASE  
\$600

## TWO CABIN

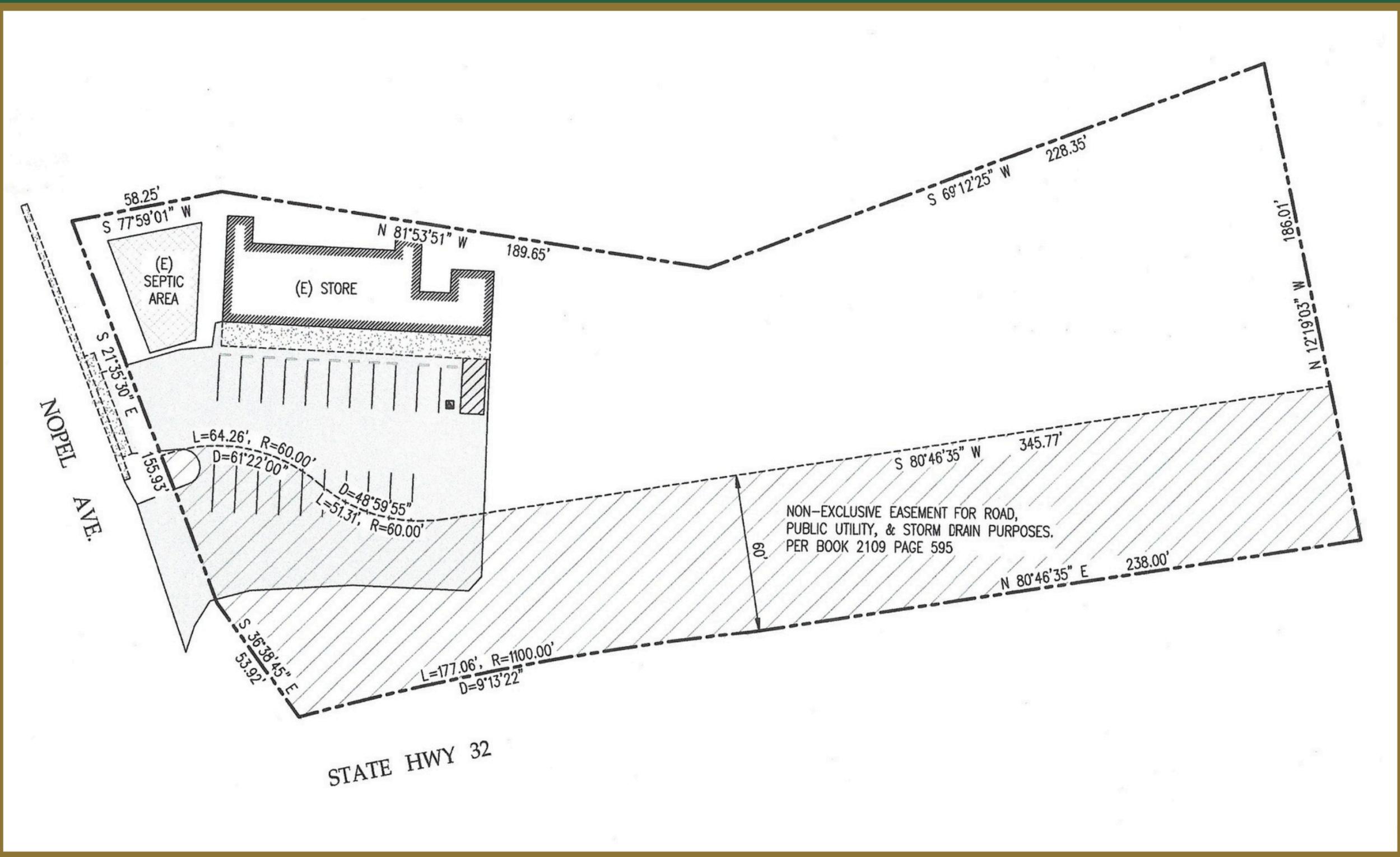
(1bd/1ba and 2bd/1ba)  
COMBINED INCOME  
\$2,000



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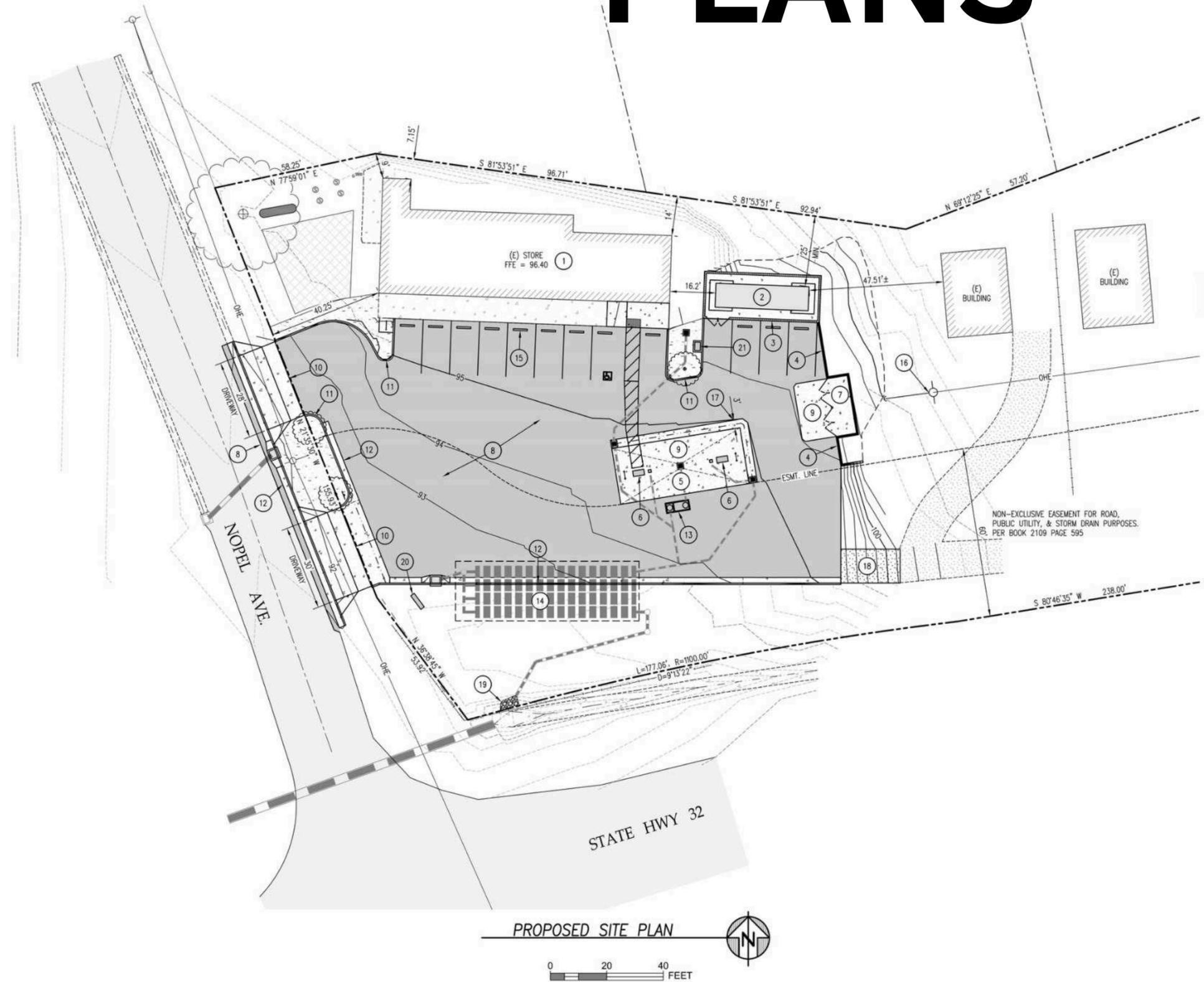
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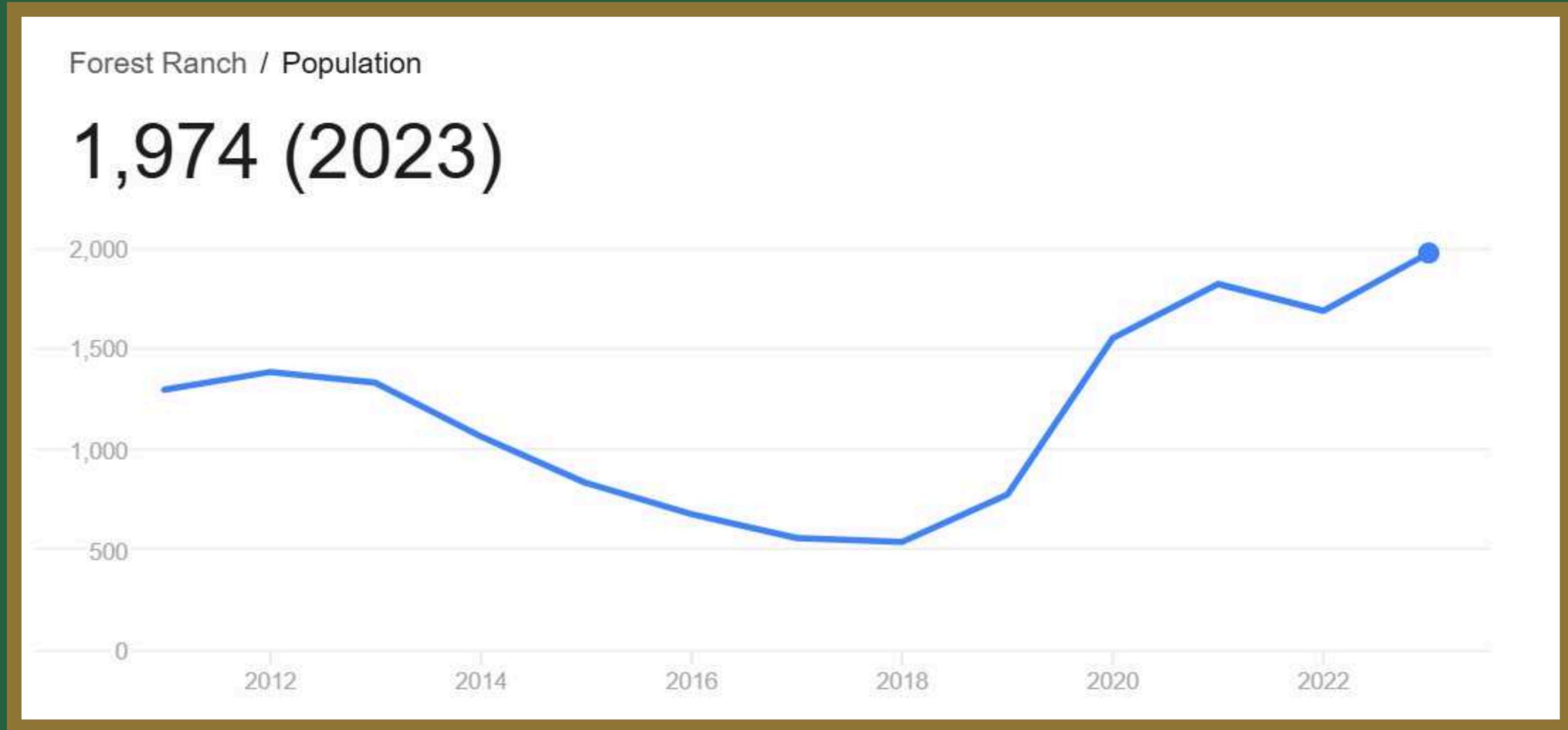
Entitlement has been approved: The service station will encompass an above ground fuel storage tank, 2 dispensers/pump stations, trash enclosure and various site improvements with a 920 square foot canopy coverage.

# PLANS

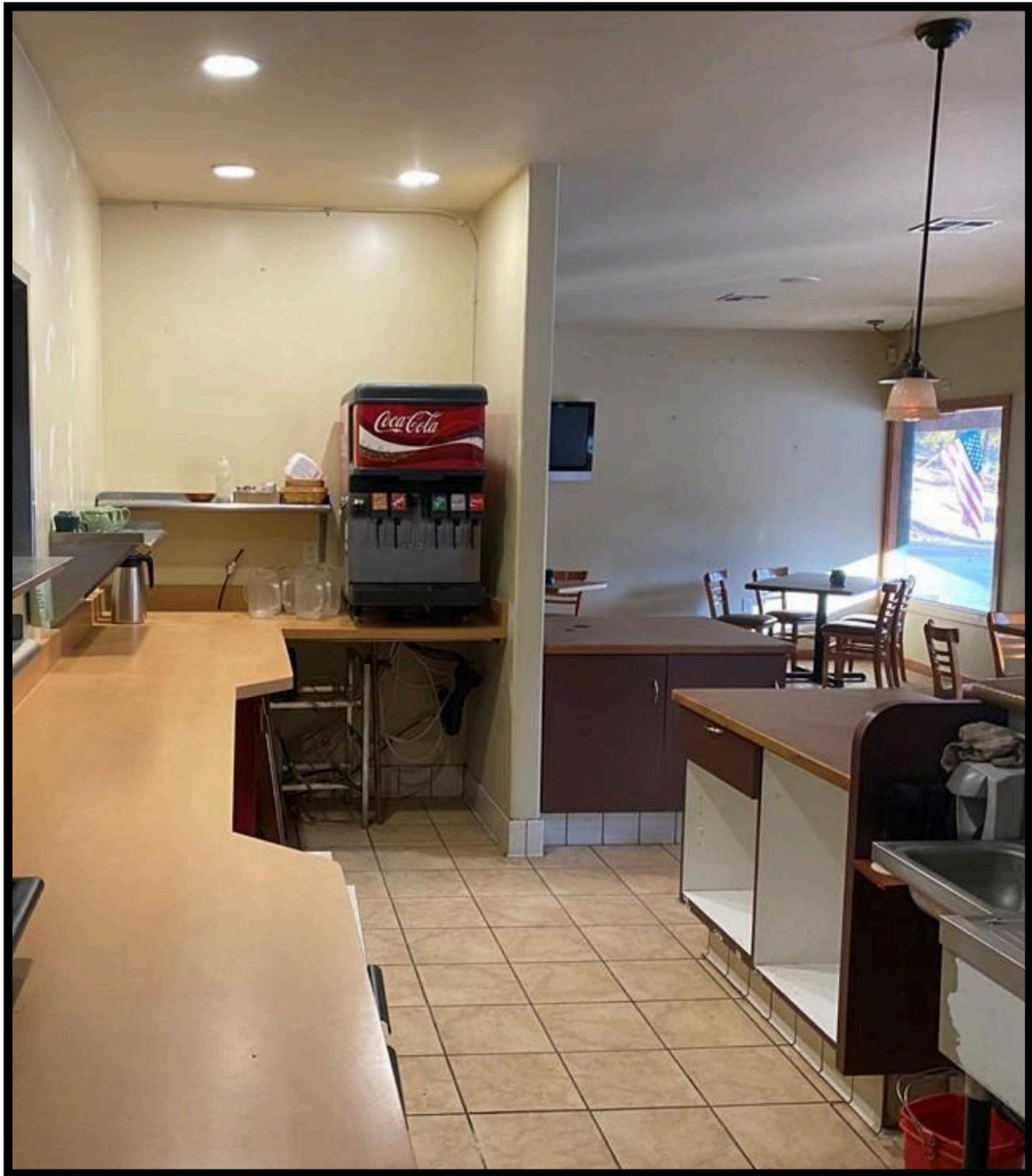
SELLER HAS INVESTED IN PLANS FOR MAKING A MINI GAS STATION. THE LOCATION HAS A BEER AND WINE LICENSE FOR THE CONVENIENT STORE. OBTAINING THE PERMITS. NEAREST GAS STATION IS 60 + MILES AWAY.



# POPULATION



INCREASE IN POPULATION



# CONTACT US

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