

# FOR SALE: 1.24 ACRES VACANT LAND

S HARGRAVE ST, BANNING, CA

APN: 541-273-007

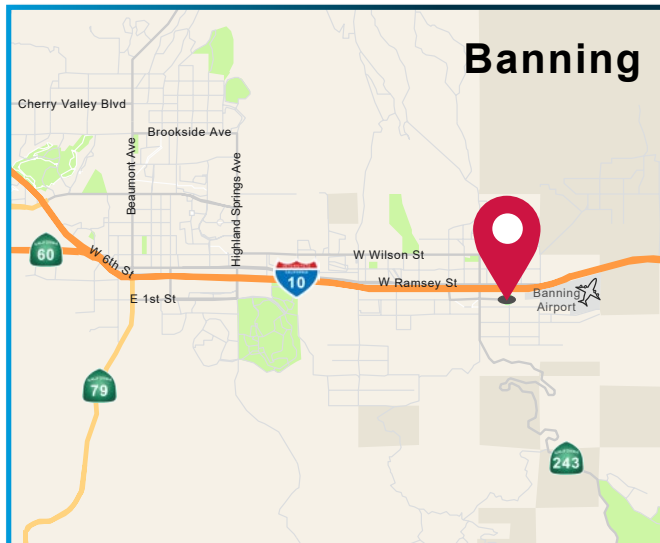
**PRICE REDUCED**



[www.TeamLazarHull.com](http://www.TeamLazarHull.com)

## PROPERTY HIGHLIGHTS

- Seller Willing to Carry
- New Phase 1 Environmental Available
- Zoning: Industrial
- Permitted Uses (Per City of Banning Development Code):
  - Equipment Rental Yard
  - Construction Storage
  - Contractor Storage Yard
  - Distribution
  - Lumber Yards
  - Manufacturing Facilities
  - Recycling Facilities
  - Truck Repair, Towing, Storage and Service



ASKING PRICE: **\$965,000.00 (\$17.86/SF)**

**RICK LAZAR**

951.276.3652 | DRE#: 00549349  
RLAZAR@LEERIVERSIDE.COM

**SPENCER HULL**

951.276.3651 | DRE#: 01507542  
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate DRE# 01048055 | [www.lee-associates.com](http://www.lee-associates.com)

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## 5-MILE DEMOGRAPHICS



**39,075**  
POPULATION



**14,202**  
HOUSEHOLDS

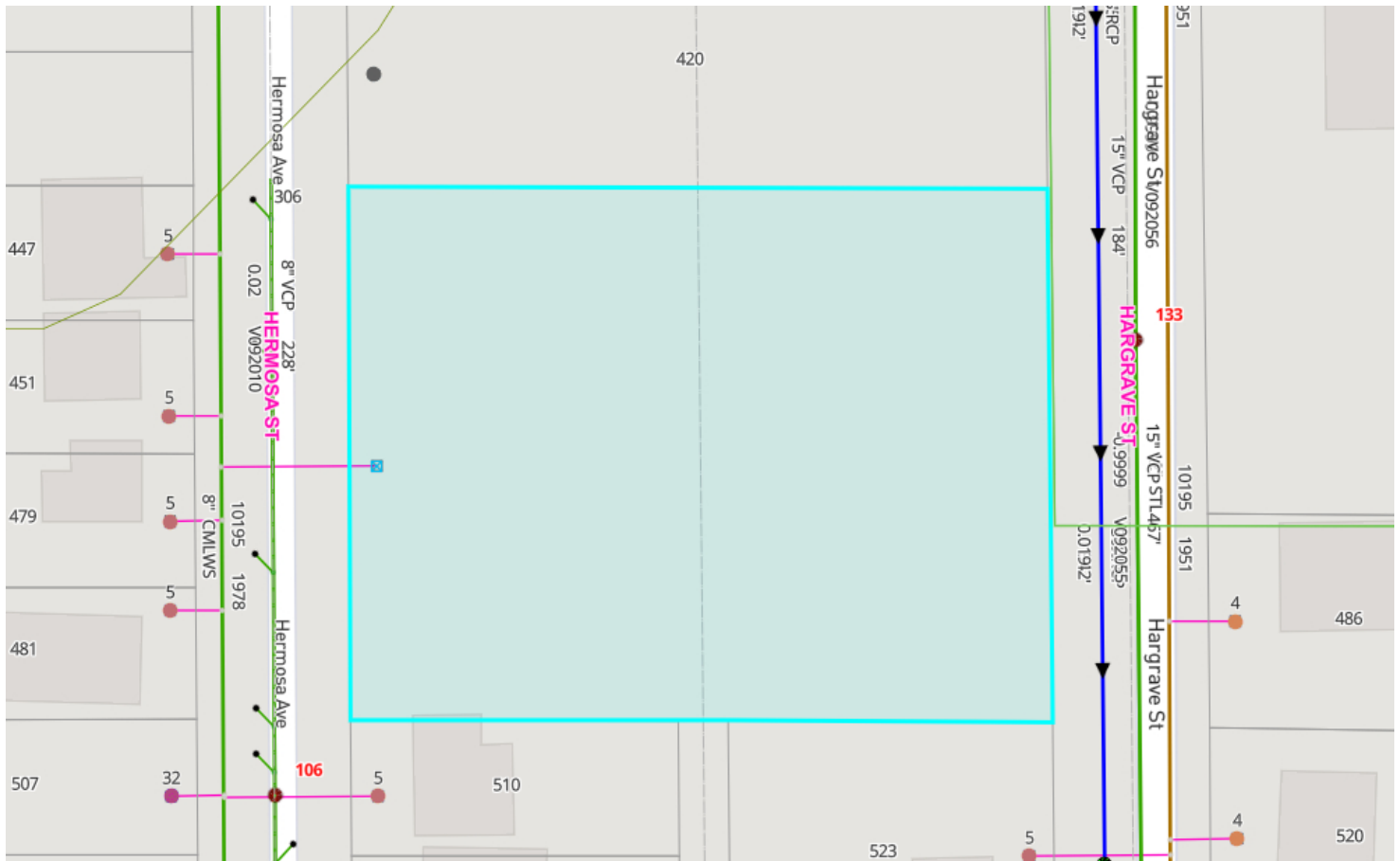


**10,759**  
TOTAL EMPLOYEES



**\$70,395**  
AVERAGE HOUSEHOLD INCOME

## EXISTING UTILITY MAP



1" = 62 ft

541-273-007

10/04/2022



This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

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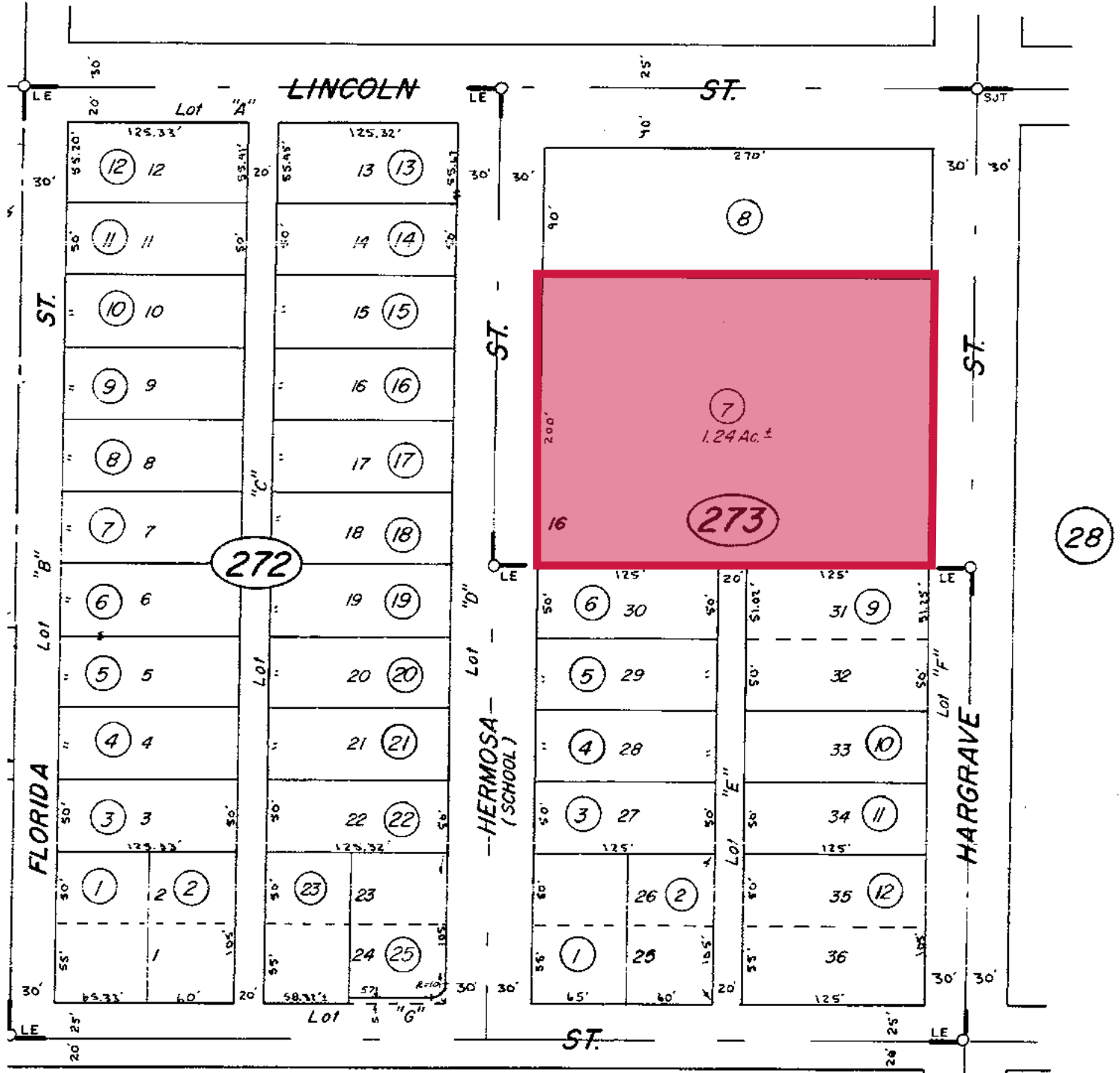


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## PLAT MAP



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