

# FOR SALE

## ±5.68 ACRES WITH I-15 FREEWAY FRONTAGE

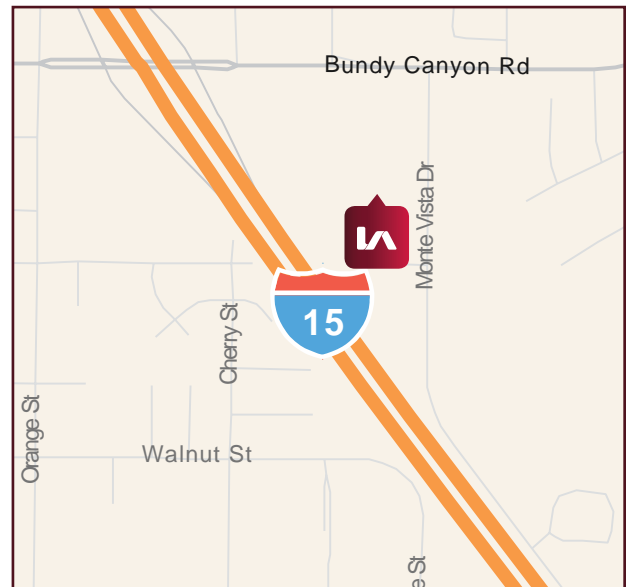
34281 MONTE VISTA DRIVE | WILDOMAR, CA

APN#'S: 367-130-018, 019 AND 030



### PROPERTY HIGHLIGHTS:

- Two Parcels:
  - ±2.65 acres with residence, (APN#s:367-130-018 & 019)
  - ±3.03 acres vacant (APN#:367-130-030)
- ±776' freeway frontage
- Excellent visibility from northbound I-15
- Easy I-15 freeway access @ Bundy Canyon interchange
- Existing residence
- City of Wildomar General Plan Designation: Commercial (currently RR)
- All Utilities in Monte Vista Dr. and Canyon Dr. (Buyer to verify)



### ASKING PRICE:

**REDUCED TO \$2,750,000 (\$11.11 PSF)**

#### Charley Black

951.445.4507  
cblack@leetemecula.com  
DRE #01000597

#### Sam Robles

951.445.4519  
srobles@leetemecula.com  
DRE #01982449

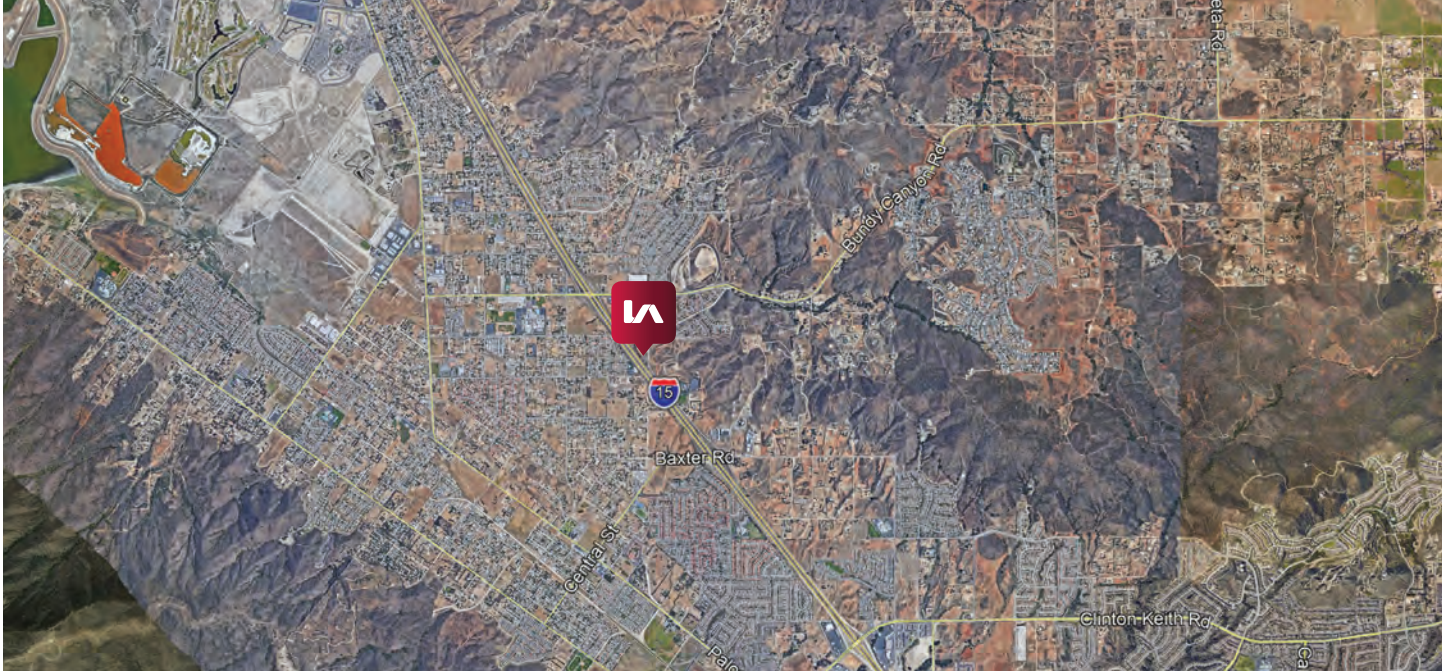
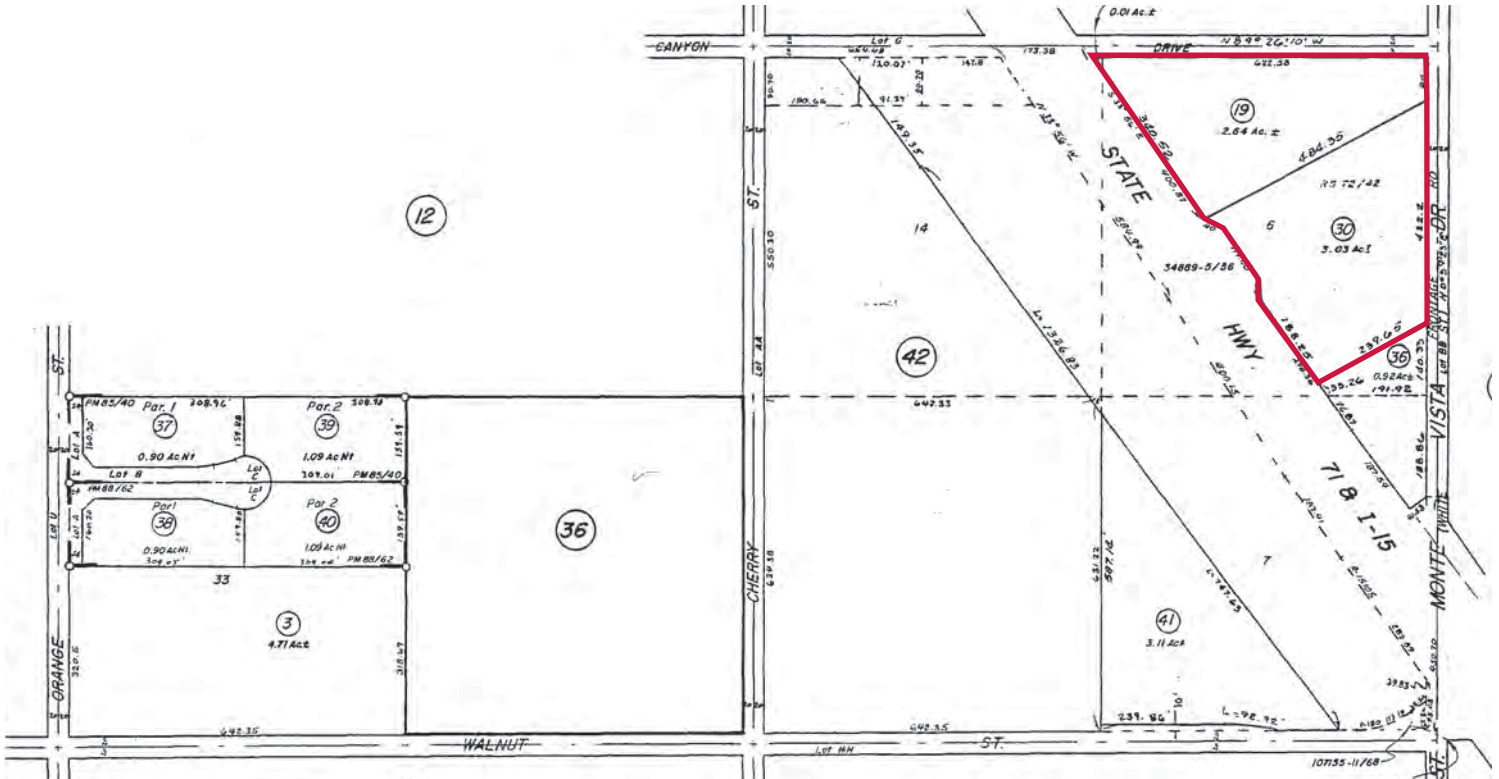
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