



Scenic highway
commercial zoning
creating endless
business opportunities.



Key Features:

- Scenic highway commercial zoning creating endless business opportunities.
- Two yards totaling **±2.05 AC** frontage on Mission Blvd & Valley Way
- Drive through available from Mission Blvd to Valley Way
- APN: 183-101-013 & 183-101-001
- Asking Price: \$3,400,000.00



Two residential properties currently on month-to-month leases offer flexibility for the new investor. Whether you choose to keep them as-is or reimagine the space, the possibilities are open for future development. This presents a unique opportunity for a fresh start with a vision tailored to your goals.



SCAN HERE TO
CHECK OUT THE
OPTIONS AVAILABLE
WITHIN THE ZONING
OF THIS PROPERTY!



Catherine Douglas
COMMERCIAL REALTOR | DRE# 02242153

(949) 403-5556
catherined@kw.com

635 Camino De Los Mares, 3rd Floor, San Clemente, CA 92673
Each Office is Independently Owned and Operated