

# Centrally located to ALL towns within the Santa Clarita Valley!

Within "highest resource" maps of Low Inc/Affordable Housing



## ~8 Acres C3 LA County Unlimited Commercial - SB6 Multi Fam?

29753-29757 Bouquet Canyon Rd, Santa Clarita, CA 91390



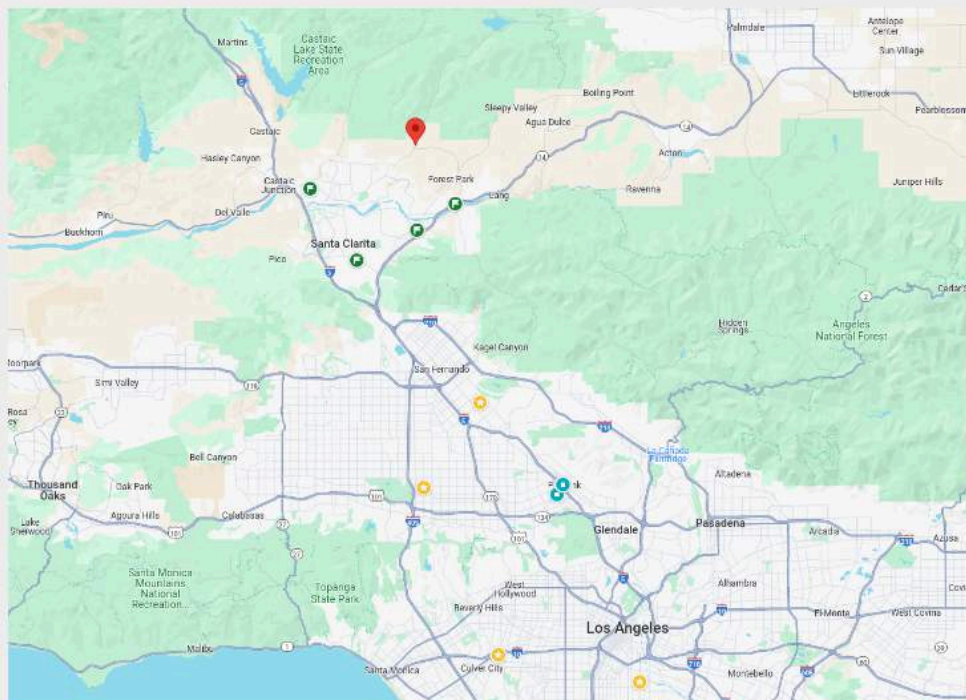
**Abe Osman**

Starfire Auto

29753 Bouquet Canyon Rd, Santa Clarita, CA 91390

[revisre@gmail.com](mailto:revisre@gmail.com)

(661) 513-4240



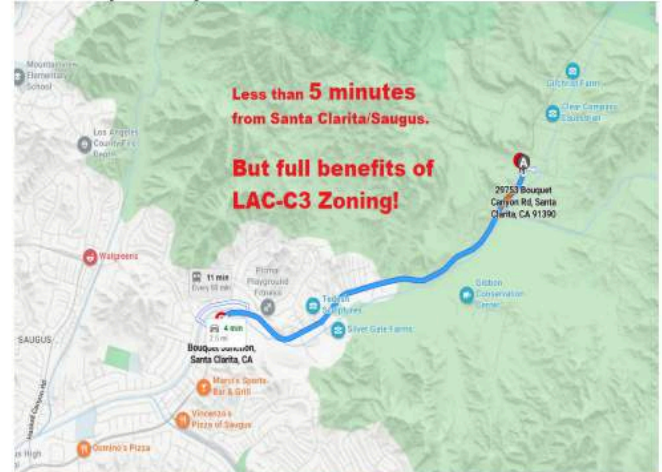


# ~8 Acres C3 LA County Unlimited Commercial

\$8000-10000 Per Month Per Acre

Currently being used as an automotive dealership. 800+ units on the ground. ~1000 sq foot office building, and ~1000 sqft parts storage building. All areas fenced.

- LA County C3 Zoning (rare) with Santa Clarita Proximity. Ability to do what SCV won't allow!



Rental Rate:

**\$8000-10000 Per Month Per Acre**

Property Type: Land with Commercial Buildings

Property Subtype: Commercial LA-County C3

Min. Divisible: 1.00 AC

Proposed Use:

Commercial/Rental/Sales. No storage allowed. Possible conversion to Multi Fam/Affordable Housing under SB6 and other County programs.

Utilities:

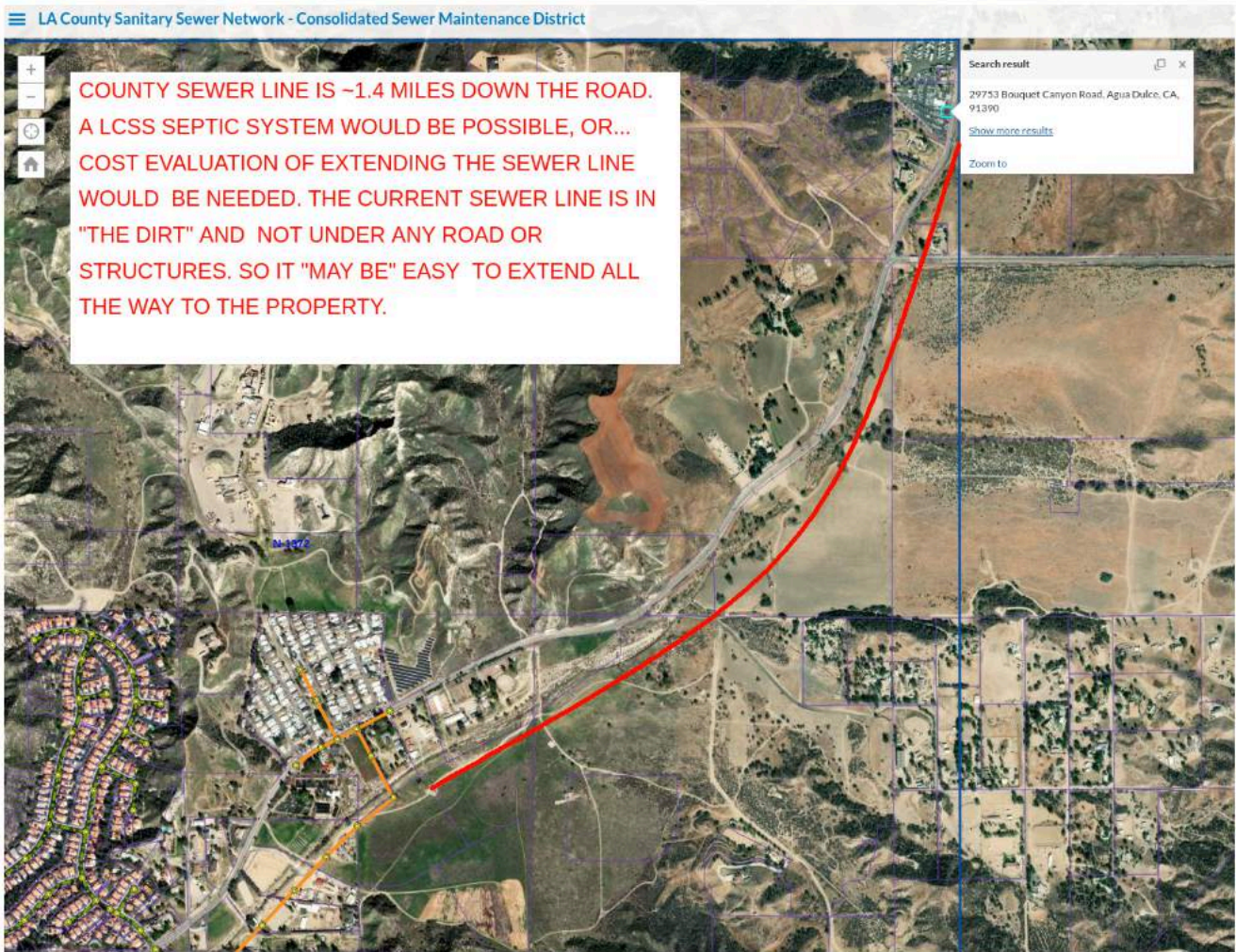
High Speed Spectrum Internet. SEPTIC ONLY, NO PUBLIC SEWER ACCESS (2+ miles away). SCV Water bringing water to site mid 2025. Current using well water with excellent performance and 2 10000 gal tanks on site.

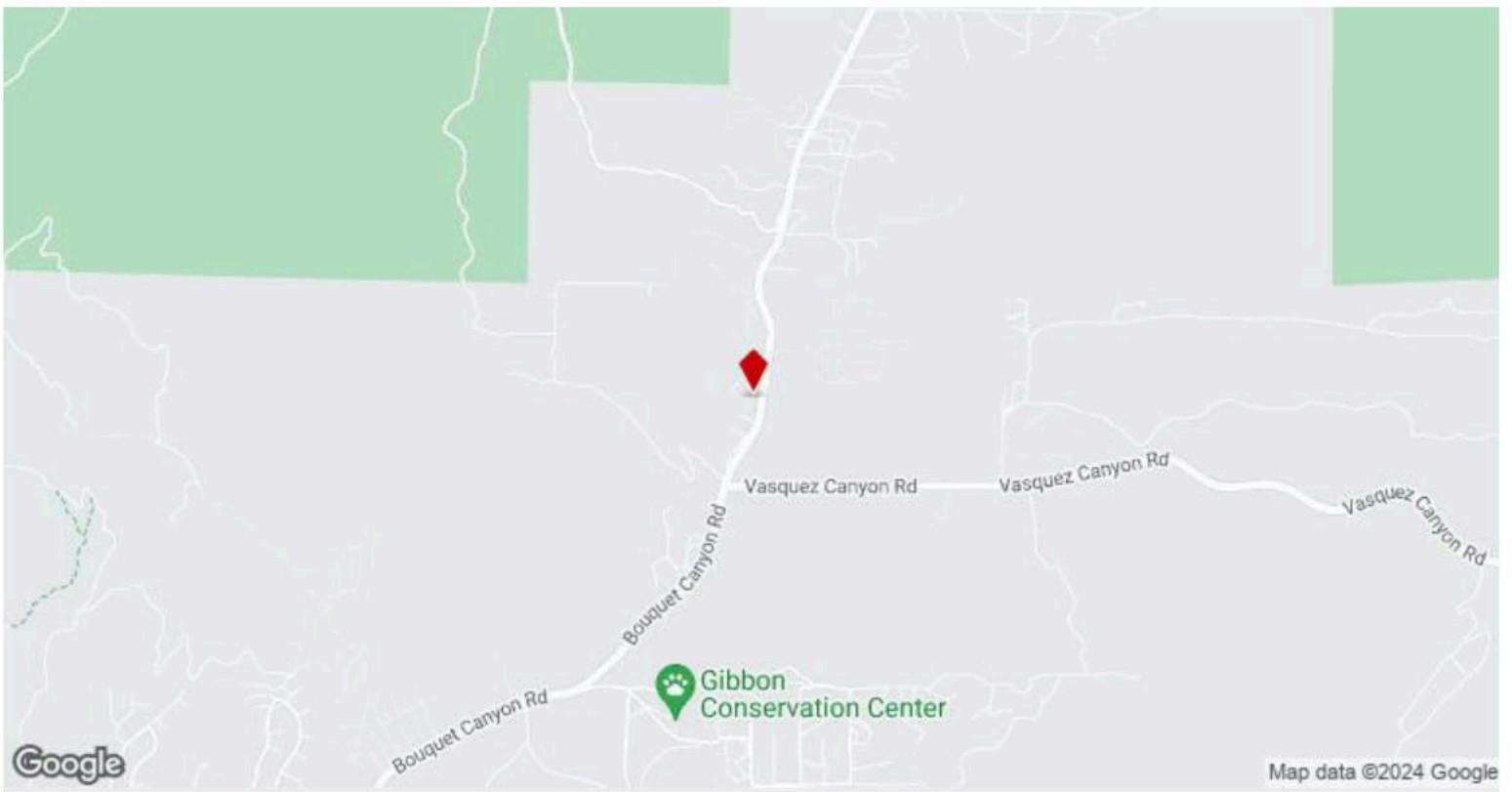
# Space 1

Space Available	43,560 - 348,480 SF
Rental Rate	\$8000-10000 /Month/Acre
Date Available	Now

There are multiple possibilities. We have ~8 flat acres, currently being used as a used car dealership that has 800+ cars, trucks, boats, RVs, and trailers on the lot. The lot can be subdivided, leased entirely, or open to creative ideas. \*\* cannot be used for storage \*\*, retail sales only. The more acres you rent, the cheaper it gets. CITY WATER ON SITE AS OF 2025. Rough numbers are ~\$8-10k/mo/per acre. Car overflow parking for other dealers is also possible.

1





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Currently being used as an automotive dealership. 800+ units on the ground. ~1000 sq foot office building, and ~1000 sqft parts storage building. All areas fenced. Other possibilities include taking advantage of the C3 zoning and other parameters that are all in line with SB6 to build multi family structures, including apartment buildings, tiny home villages, etc.



# Property Photos



Building 2



Overview 1

# Property Photos



Overview 2



Overview 3

