# **FOR SALE**

### Residential Land Development Opportunity | Santa Clarita Valley, CA



APN: 2839-014-004 14,397 SQ. Ft. Zoned SCUR2 | \$200,000.00

#### **Dean Cox**

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## Highlights:

- Utilities Accessible
- Zoning Allows up to 2 Units!
- Corner Lot
- New Developments Under way Nearby
- Close proximity to 14 Freeway
- Near Many amenities including restaurants, banks, & gas stations.

#### Miles From:

- 14 Freeway Access 2.6 Miles
- Grocery Stores, Gas Stations, Banks 1 Mile
- Los Angeles 36 Miles
- Burbank Airport 22.9 Miles

#### **Nearby:**

- College of the Canyons (Canyon Country Campus)
- Ralph, CVS, Food 4 Less, Costco, Vallarta
- USPS, Chase Bank, Shell Gas, Costco Gas
- Centre Pointe Business Park
- Many Great Schools!





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### INFORMATION **APN**: 2839-014-004 No Address Assigned Address: 14,397 Sq. Ft./0.331 Acres (Per Title) Lot Size: **Zoning:** SCUR2 \$200,000.00 Price: Forest Park Antelope Valley Fwy Six Flags Magic Mountain CANYON COUNTRY VALENCIA Humphreys Stevenson Santa Clarita Ranch Pico NEWHALL Ü





