



EAST OF SR-91, NORTHWEST OF ARLINGTON AVENUE

Arlington Avenue, Riverside, CA 92506



Wade Woodcock

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EAST OF SR-91, NORTHWEST OF ARLINGTON AVENUE

\$2,499,999

Offered by Wade Woodcock, CA DRE # 01375606.

TWO (2) large contiguous, level, flat, compacted dirt, and easily accessible parcels,...

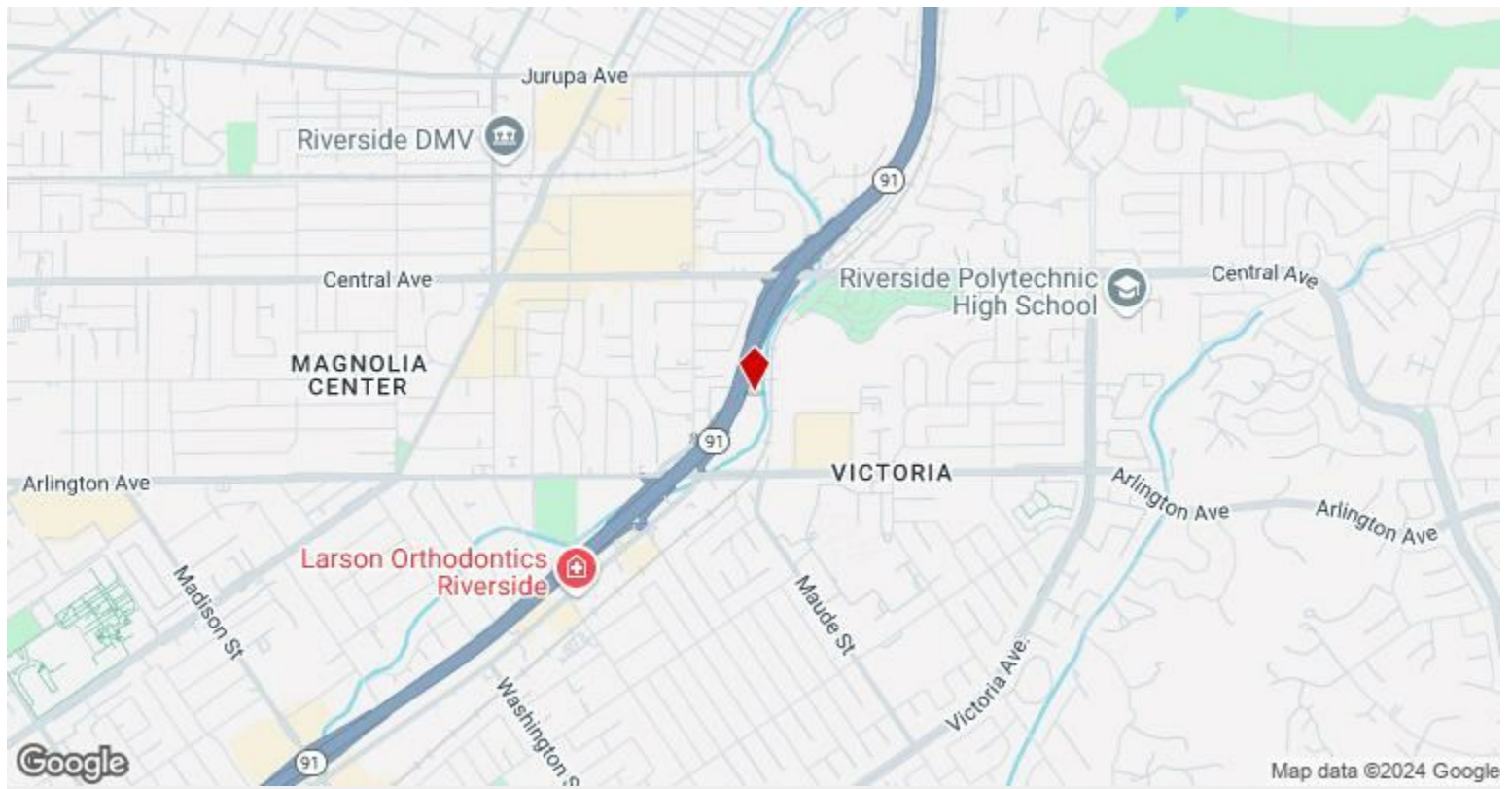
OWNER is flexible, and will consider various options, including:

1. Lease
2. Lease with Purchase Option
3. Sell
- 4....

- MULTIPLE possible Commercial Uses
- GREAT Freeway frontage on elevated and highly visible line-of-sight location.
- Centralized location.



Price:	\$2,499,999
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	2.14 AC
Sale Conditions:	Bulk/Portfolio Sale
No. Lots:	1
Zoning Description:	GC
APN / Parcel ID:	225-350-077



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TWO (2) large contiguous, level, flat, compacted dirt, and easily accessible parcels, APN's # 225-350 -078 and -077, totaling more than 93,000 sq. ft, zoned GENERAL COMMERCIAL, with approximately 450' of frontage on the Riverside #91 Freeway, in an elevated and HIGH VISIBILITY location. Bordered by Freeway fencing on front, rail lines and Self-Storage facility on the back, with 24 Hour Fitness Gym on the south side, and chain link fencing on the north side.

Per CITY RIVERSIDE, the GENERAL COMMERCIAL zone is usable for a broad variety of uses, including:

- (a) Outdoor Storage
- (b) Self-Storage
- (c) Yards for many uses below, including:
 - a. Cranes
 - b. Trucks
 - c. Contractor yard & storage
 - d. Vehicles
 - e. Materials
 - f. FLEET parking
 - g. Repair
- (d) Manufacturing
- (e) Warehouse
- (f) Auctions
- (g) Services
- (h) Wholesale
- (i) Retail
- (j) Other

Per CITY, this area is also zoned for Commercial Development. Land sits next to FREEWAY EXIT located shopping center, including a '24 Hour Fitness' facility, and in between the ARLINGTON and CENTRAL AVENUE exits of the #91 Freeway.

Property Photos



Jpeg Map 4



b' AR- EASEMENT - SETBACK AREA FROM ABOVE

Property Photos

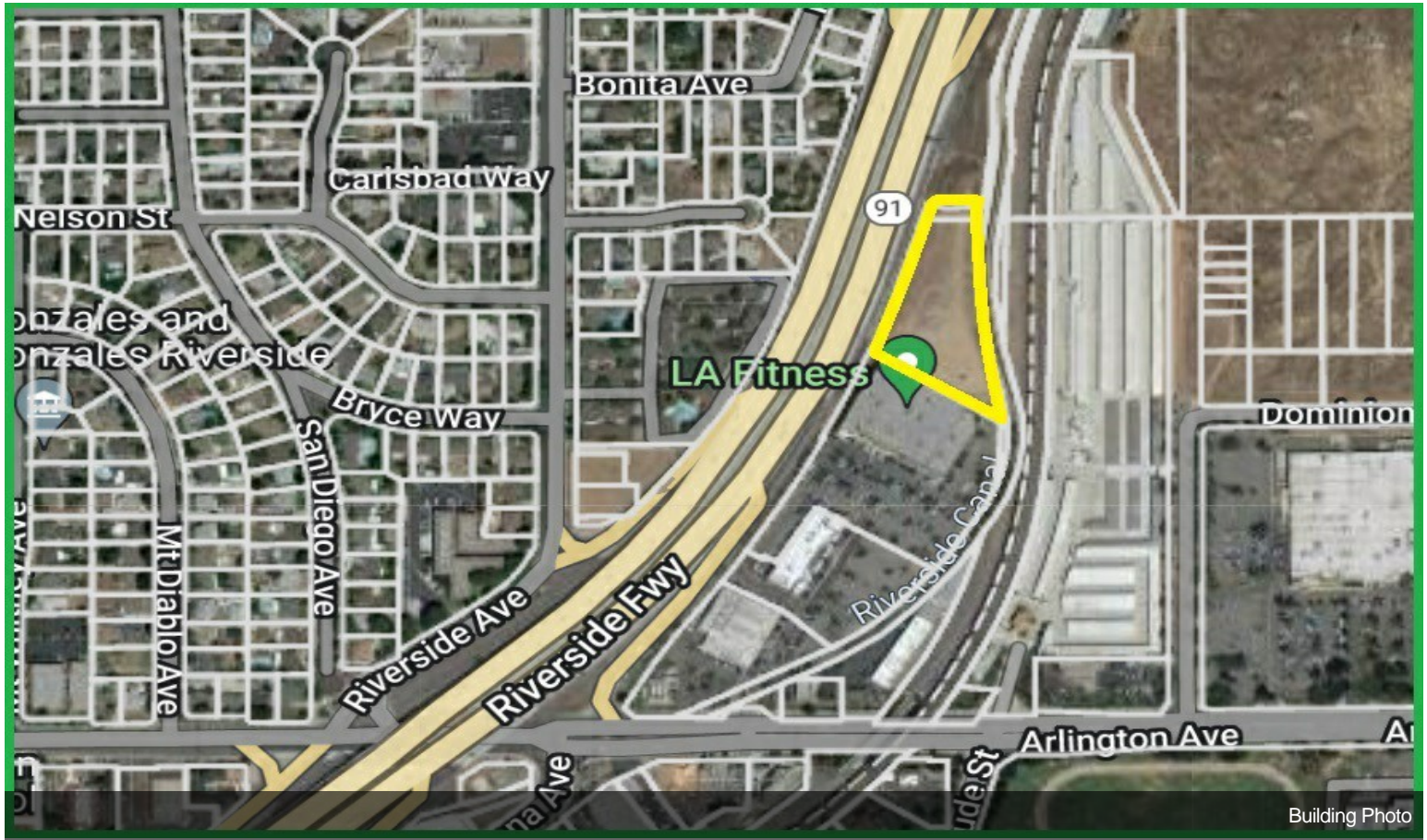


'd' AR- FENCED OFF AREA - CENTER



Building Photo

Property Photos



Building Photo



z - AR - fire hydrant - ENTRANCE - DRIVEWAY