

Palmdale Commercial

17th St East near Ave Q

FOR SALE



Palmdale CA, 93550



PROPERTY OVERVIEW

Great central location for future development located just north of Avenue Q with over 350 ft of frontage along 17th St East! This locality is convenient to major aerospace facilities including industry giants, Lockheed Martin and Northrop Grumman, with major shopping, hospitality and restaurants situated just minutes away! Palmdale's new OFX (Office Flex) zoning allows a mix of businesses that provide a wide variety of employment generating activities, including office, medical, R&D, and flex/makerspaces. This zone implements Palmdale's Industrial and Employment Flex General Plan land use designations. Water is available in 17th St. (*buyer to verify*).

FOR MORE INFORMATION CONTACT:

Harvey Holloway DRE #00594721
harvey@cbcvalleyrealty.com

DETAILS

PRICE: \$260,000
TERMS: Cash
LOT SIZE: 5+/-ac
ZONING: OFX (Office Flex)
DIMENSIONS: 357.13' X 609.85'
APN: 3022-013-012

LEGAL: PARCEL 12, IN THE CITY OF PALMDALE, COUNTY OF L.A., STATE OF CA, AS SHOWN ON A R.S. MAP FILED IN BK 69, PG 44 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

www.cbcvalleyrealty.com

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42402 N. 10th Street West Ste "E"
Lancaster, CA 93534

Palmdale Commercial

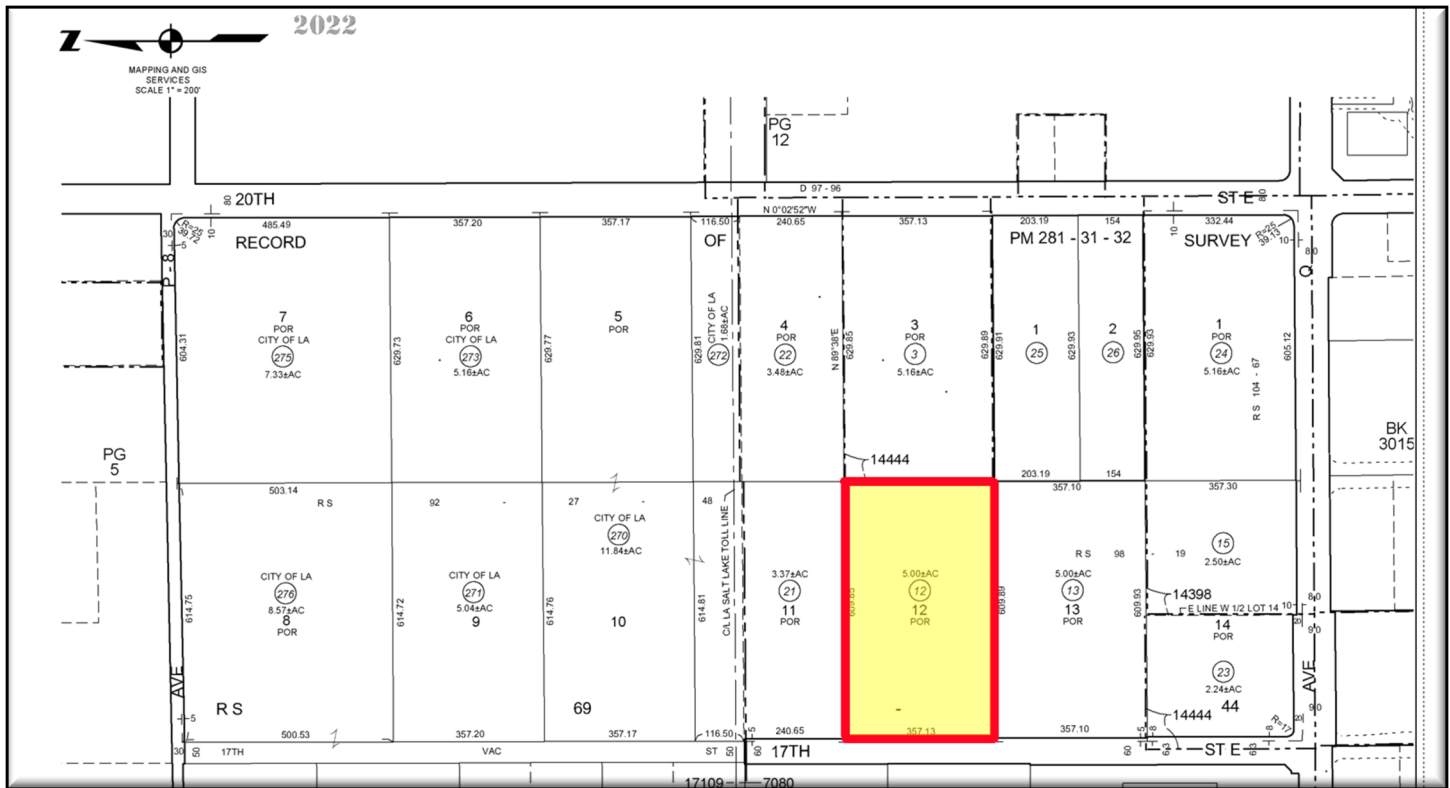
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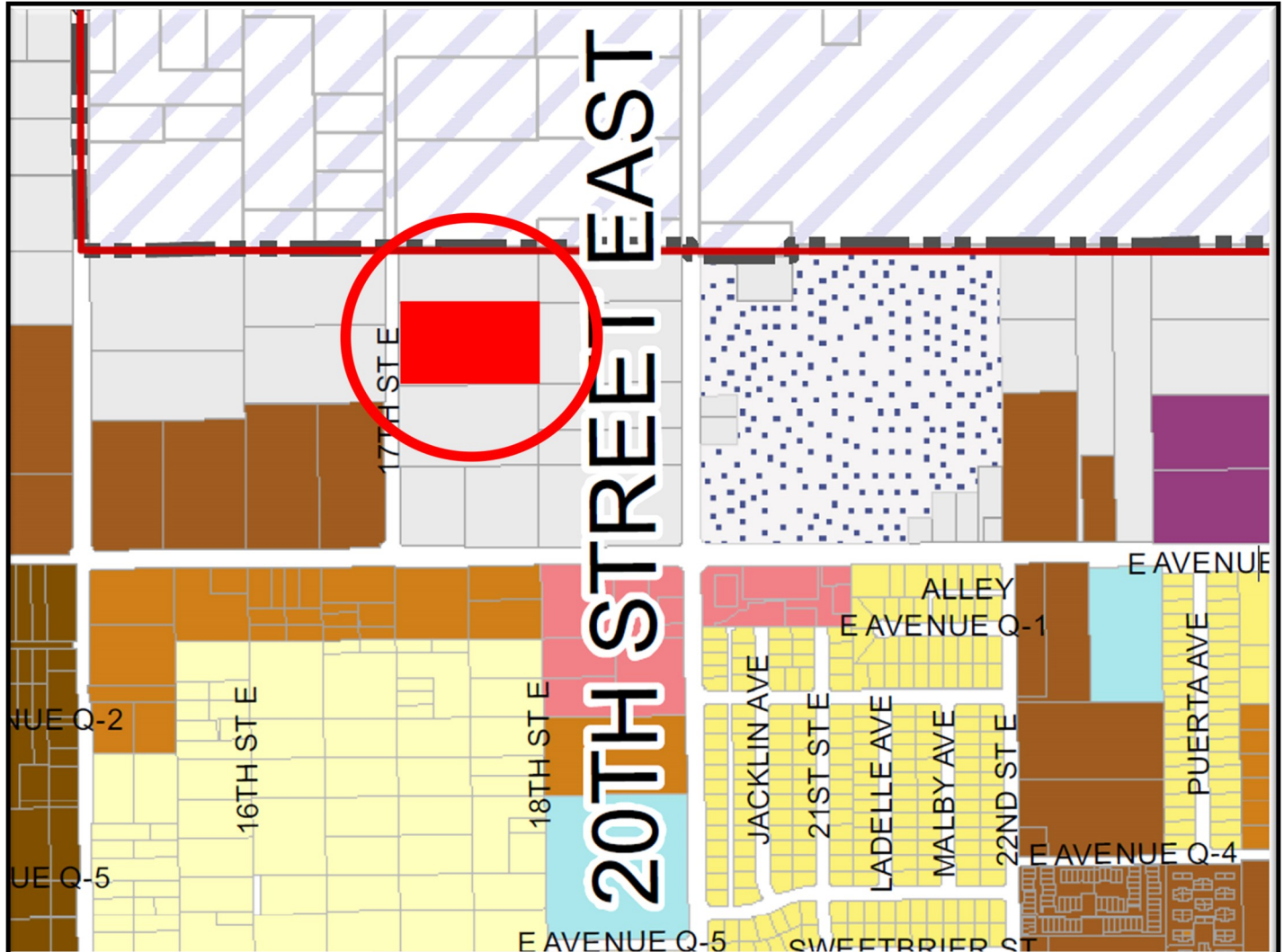
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Palmdale Zoning Map

	Equestrian Residential (ER)		Residential Neighborhood 4 (RN 4)		Light Industrial (LI)		Public Facility-Civic (PF-C)
	Low Density Residential (LDR)		Mixed Use 1 (MU 1)		Heavy Industrial (HI)		Utilities (U)
	Single Family Residential 1 (SFR 1)		Mixed Use 2 (MU 2)		Mineral Resource Extraction (MRE)		Water Body/Aqueduct
	Single Family Residential 2 (SFR 2)		Mixed Use 3 (MU 3)		Medical Flex (MEDFX)		
	Single Family Residential 3 (SFR 3)		Neighborhood Commercial (NC)		Educational Flex (EDFX)		
	Mobile Home (MH)		Visitor Commercial (VC)		Specific Plan (SP)		
	Residential Neighborhood 1 (RN 1)		Regional Commercial (RC)		Open Space (OS)		
	Residential Neighborhood 2 (RN 2)		Office Flex (OFX)		Public Facility-Park (PF-P)		
	Residential Neighborhood 3 (RN 3)		Aerospace Industrial (AI)		Public Facility-School (PF-S)		

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The property is being offered in **"AS IS" CONDITION WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

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