

READY TO USE CONTRACTOR'S YARD

6507 W Avenue G

Lancaster, CA 93536

FOR SALE



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



PROPERTY OVERVIEW

One of a kind light industrial zoned contractor's yard is ready to use within city limits of Lancaster! Property has a block wall on the whole perimeter of the 4.92+/- acres as well as a fully functional electric gate. Additional features include a 750+/-sf metal shop with electricity and rollup door, two water storage tanks with the largest having a capacity of 10,000 gallons, a fully functional and remodeled contractor's trailer/caretaker's quarters. Property also offers a functioning water well, propane tank, and septic. Approx. 6 or 7 shipping containers, which have a variety of tools/equipment and other personal property, will be left on the property providing additional storage for the user. This property offers approx. 345 feet of paved frontage along Avenue G. Property is within close proximity to other industrial & commercial development including FOX Airfield, SYGMA, Wally's Distribution—Warehousing & Logistics, and Fox Field Commerce Center Distribution Building. Avenue G provides convenient freeway access just minutes away!

DETAILS

| | |
|------------------------|--|
| PRICE: | \$950,000 |
| TERMS: | Cash |
| LOT SIZE: | 4.92+/- Acre |
| APN: | 3268-012-002 |
| ZONING: | SP—Specific Plan |
| ZONING OVERLAY: | LI—Light Industrial |
| UTILITIES: | Electric, Phone, Water Well, Propane & Septic |

FOR MORE INFORMATION CONTACT:

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

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750+/- sf metal shop with rollup door. Peak ceiling height is 12 feet. Tools and other personal property might remain.



Contractor's office trailer/caretaker's quarters with kitchen, bathroom, reception area/living room and private office/bedroom.



According to the tank tag: used for Potable Water only; 10,000 gallon capacity; manufactured in 9-99 by Tiger Tanks, Inc.



Propane tank



Septic tank

All three are located near the contractor's office trailer/caretaker's quarters.

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Well house with working water well. Additional storage tank on stilts, air compressor (unknown condition), mains power with panel and meter. All are located to the West side of the property.

Approx. 6 or 7 shipping containers will remain on the property which contain a variety of tools. (buyer to investigate)



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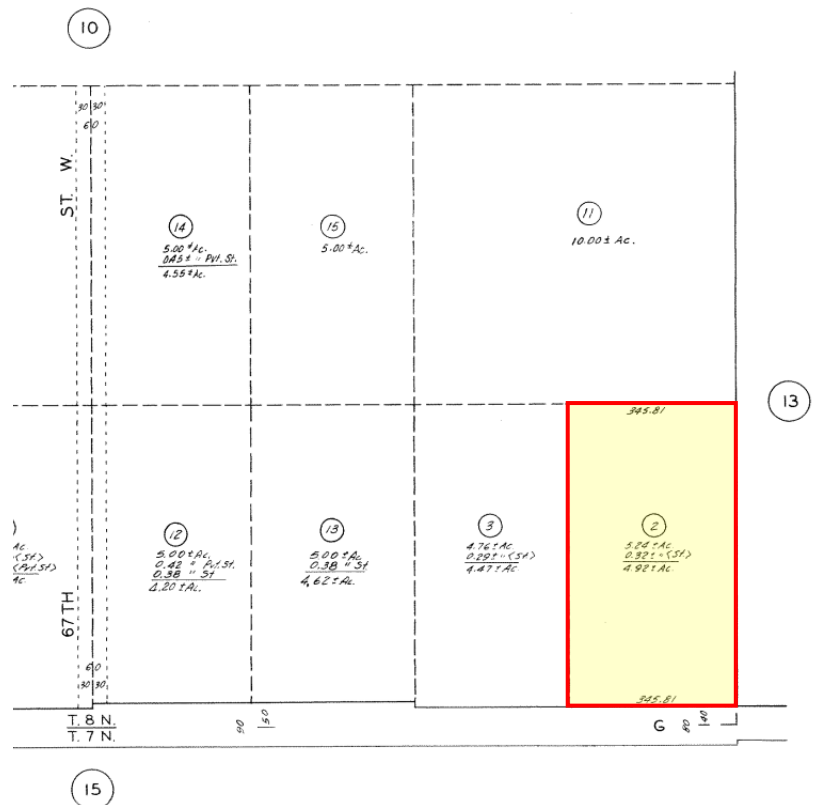
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Looking NW at the SE corner of the property. Paved Avenue G with electric.



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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property ***“AS IS” CONDITION WITH ALL FAULTS, 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.

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. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.