

# FOR SALE

## Development Opportunity Only



**COLDWELL BANKER  
COMMERCIAL**  
BROKERS  
OF THE VALLEY



## Highway 29, American Canyon (3302 & 3330 Broadway St.)

### Property Information

#### LOT SIZE

Approximate Lot Size +/- 1.745 Acres Per Tax Record

#### PRICE REDUCED

\$1,095,000

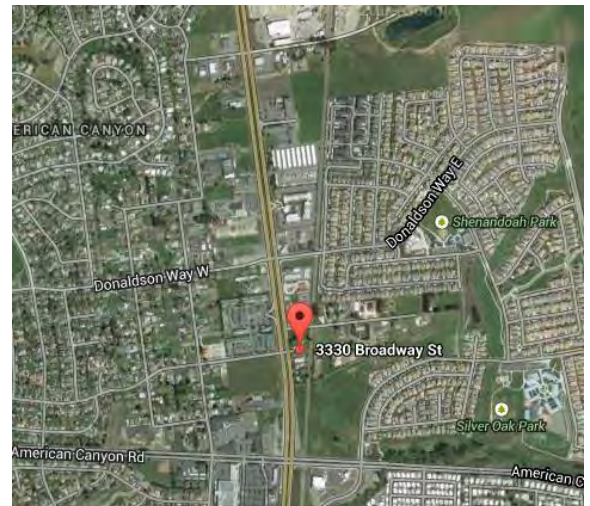
APN's: 059-080-037-000, 059-080-036-000

#### UPON REQUEST:

- Fault Line Study
- Survey
- Soils Report
- Phase 1 Environmental Report

#### BUILDINGS ON PROPERTY

Not Viable for Future Use



**Michael J. Moffett**  
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**Cathy D'Angelo Holmes**  
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## Property Photos



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### Assessor's Map



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### Current ZONING UNDER THE NEW General Plan

The property zoning is Local Serving Mixed Use. Recently, the City Council adopted a zone change to allow hotels on Local Serving Mixed Use. Broadway District Specific Plan is available [HERE](#). Allowable uses are listed in Chapter 2, Table 2-3.

Emails from the City of American Canyon can be obtained. Please ask listing agent.

This document was Created by listing agents.

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