



KOREK LAND COMPANY, INC.

**5% Commission to
Selling Broker!**

2.3± ACRES - COMMERCIAL LAND
LANCASTER AREA
(LOS ANGELES COUNTY), CA

- LOCATION:** In Antelope Acres at the SEC of 90th Street W and Avenue E-8 in Los Angeles County 93536. In the heart of the Antelope Acres commercial district. ~160' frontage on 90th Street W; ~450' frontage on Avenue E-8. At the intersection on the other corners are two markets, a gas station, hardware store and restaurant.
- APN/SIZE:** 3220-018-007 = ~2.3 acres (~100,800 SF) gross / ~1.89 acres (82,328 SF) net.
- GP/ZONE:** The Los Angeles County zoning designation is Rural Commercial allowing a wide variety of general services, retail, financial, repair, education and medical facilities. **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**
- UTILITIES:** Available in the area. A market is across the street and a Fire station is next door. **BUYER TO VERIFY THE LOCATION AND CAPACITY OF ALL UTILITIES.**
- MISC:** **5% Commission to Selling broker.** This is a great investment/hold or development opportunity; i.e. commercial user or contractor/build-to-suit. Northrop Grumman's Long-Range Strike Bomber U.S.A.F. contract is ramping up. Lockheed's recent-aerospace contract will be built in Palmdale. The Antelope Valley is at the aerospace industry's leading edge with Air Force Plant 42, Edwards Airforce Base, Boeing and NASA, plus many other manufacturers and suppliers. There are many solar farms to the west.
- PRICE:** A new lower price: \$119,000. Seller is very motivated to sell and will carryback paper with 30% down.
- CONTACT:** Larry D. Lynch - CalDRE 01180573 at larry.lynch@korekland.com or (818) 787-3077 for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677
www.korekland.com ❖ mail@korekland.com

CalDRE 00861992