



KOREK LAND COMPANY, INC.

**5% Commission to Selling Broker!
Seller Note Possible!**

**PRICE
REDUCTION!**

2.3± Acres (~100,800 SF) – COMMERCIAL
PALMDALE, CA

- LOCATION:** On Sierra Hwy, ~230' south of Avenue S in the City of Palmdale 93550; easy access to State Highway 14, downtown Palmdale and Air Force Plant 42. Solid traffic makes it a busy intersection; directly across from a Chevron station and convenience store.
- APN/SIZE:** 3053-005-014= 2.31± Acres with approximately 260' of street frontage. Gentle slope to level topography. Some street improvements are in, a real cost savings! If you need more acreage or street frontage, the adjacent ~1.8 acre C-1 zoned parcel is also available. **Call for details!**
- GP/ZONE:** GP Land Use is "Downtown Commercial"; Light Commercial zoning (C-1) 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. Fire hydrants are along Sierra Hwy. An Edison vault 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 to get in before pricing accelerates. The Palmdale Aerospace Academy recently opened on Palmdale Blvd. 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.
- PRICE:** **Price Reduced** to only \$254,300!. **Seller is motivated – make an offer – Seller will carry back a note on reasonable terms.**
- 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.

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