



**KOREK LAND COMPANY, INC.**



**1± ACRE - MULTI-FAMILY**  
**CITY OF HEMET AREA**

**LOCATION:** 228 and 238 Yale Street, between Florida Avenue and Acacia Street in the City of Hemet 92544. This is an infill location with retail shopping, restaurants and other major commercial users to the north on Florida Avenue; single family homes and multifamily units surrounding the subject to the south, east and west.

**APN's/SIZE:** 445-300-002 = .55± acres                      445-300-003 = .53± acres                      **TOTAL 1.08± ACRES (47,045± SF)**

**TOPO:** Basically flat.

**ZONE:** R-3 - Multiple Family Residential (Maximum 30 DU / AC).                      **GENERAL PLAN:** HDR – High Density Residential (18.1 to 30.0 du/ac). The R-3 designation provides for the development of medium to high density multiple-family residential uses not to exceed 30 dwelling units per acre.

**BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** Water and Sewer – Lake Hemet Municipal Water District (951) 658-3241 (see [Ordinance 176](#) regarding availability of water/water and development restrictions); Gas – Southern California Gas; Electric – Southern California Edison.

**MISC:** Potential for townhouses, condominiums, apartments, duplex/fourplex units or residential care facilities. The adjacent 4.73 acres may also be available, call for details.

**PRICE:** Asking \$119,500 for both parcels – Seller is motivated, make an offer!

**CONTACT:** Deanne Boublis - CalDRE 00970999 at [deanne.boublis@korekland.com](mailto:deanne.boublis@korekland.com) or (661) 755-5420

**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.