



KOREK LAND COMPANY, INC.



2.4± ACRES – COMMERCIAL
LANCASTER, CA

LOCATION: Northwest corner of Avenue I and the future 8th Street E, just west of 10th Street E (Challenger Way) in the City of Lancaster, CA 93535. Downtown Lancaster is less than 2 miles southwest of the subject and Highway 14 is approximately 3 miles to the west.

APN/SIZE: 3176-018-008 = 2.37± acres or 104,128± S.F. (gross)

TOPO: Flat. Avenue I is improved with curb, gutter and sidewalk and provides ~165' of frontage. The future 8th Street E will have ~600' of frontage.

ZONE: CPD ([Commercial Planned Development](#)). The CPD zone allows for uses which are permitted in the C (Commercial) zone subject to the director's approval of a site plan. **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: All utilities are located nearby. Water is LA County Water Works District 40-4. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

MISC: Excellent investment/development opportunity! Avenue I is a busy east-west thoroughfare through the Antelope Valley. Potential auto sales/service, retail center, offices, food and/or drink establishments, specialty shops, financial institutions, trade school, and more!

PRICE: Asking \$400,000 (\$3.84/SF) – **Make an Offer!**

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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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