



KOREK LAND COMPANY, INC.

**PRIME CORNER
LOCATION!**

1± ACRE - RESIDENTIAL
QUARTZ HILL AREA
COUNTY OF LOS ANGELES, CA

LOCATION: Southeast corner of Columbia Way (Avenue M) and 60th Street W in the Quartz Hill area of the County of Los Angeles 93536. Subject is approximately 4.7 miles west of Highway 14 from the Avenue M/Columbia Way off-ramp. Infill location with existing residential, commercial and schools nearby.

APN/SIZE: 3101-001-022 = 1.07± acres

TOPO: Basically flat with over 270' of frontage on Columbia Way and 150' on 60th Street W.

ZONE: R-A (Residential Agriculture). **GENERAL PLAN:** H2 = Residential 2 (0–2 du/net ac).

BUYER TO VERIFY ZONING AND GENERAL PLAN FOR BUYER'S INTENDED USE.

UTILITIES: All in the area.

BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

MISC: Potential to subdivide into 2-half acre lots or build an incredible home on a rural estate sized lot. Lots of room for toys, animals, workshop and more! A buyer may want to look into commercial uses on this prime corner location!

PRICE: REDUCED TO \$179,000!

CONTACT: Deanne Boubliis - CalDRE #00970999 at deanne.boubliis@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.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992