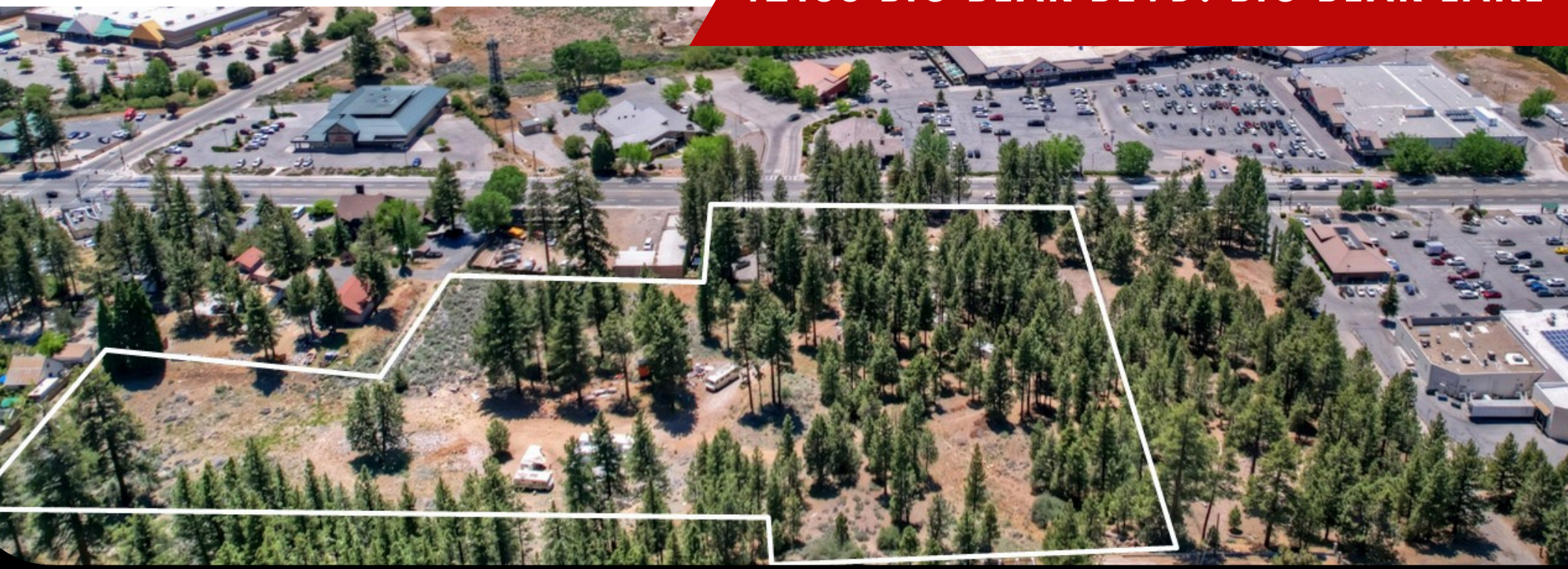


COMMERCIAL LAND

- 6.2 ACRES
- ZONED COMMERCIAL GENERAL

PRICE REDUCED: \$4,900,000

42165 BIG BEAR BLVD. BIG BEAR LAKE



LIST AGENT: MIKE DOLAN
DRE 00752899

📞 909.936.6453

MIKEDOLAN@BIGBEARPROPERTIES.COM

PROPERTY SUMMARY



PRICE

\$4,900,000

SIZE

16.2 ACRES

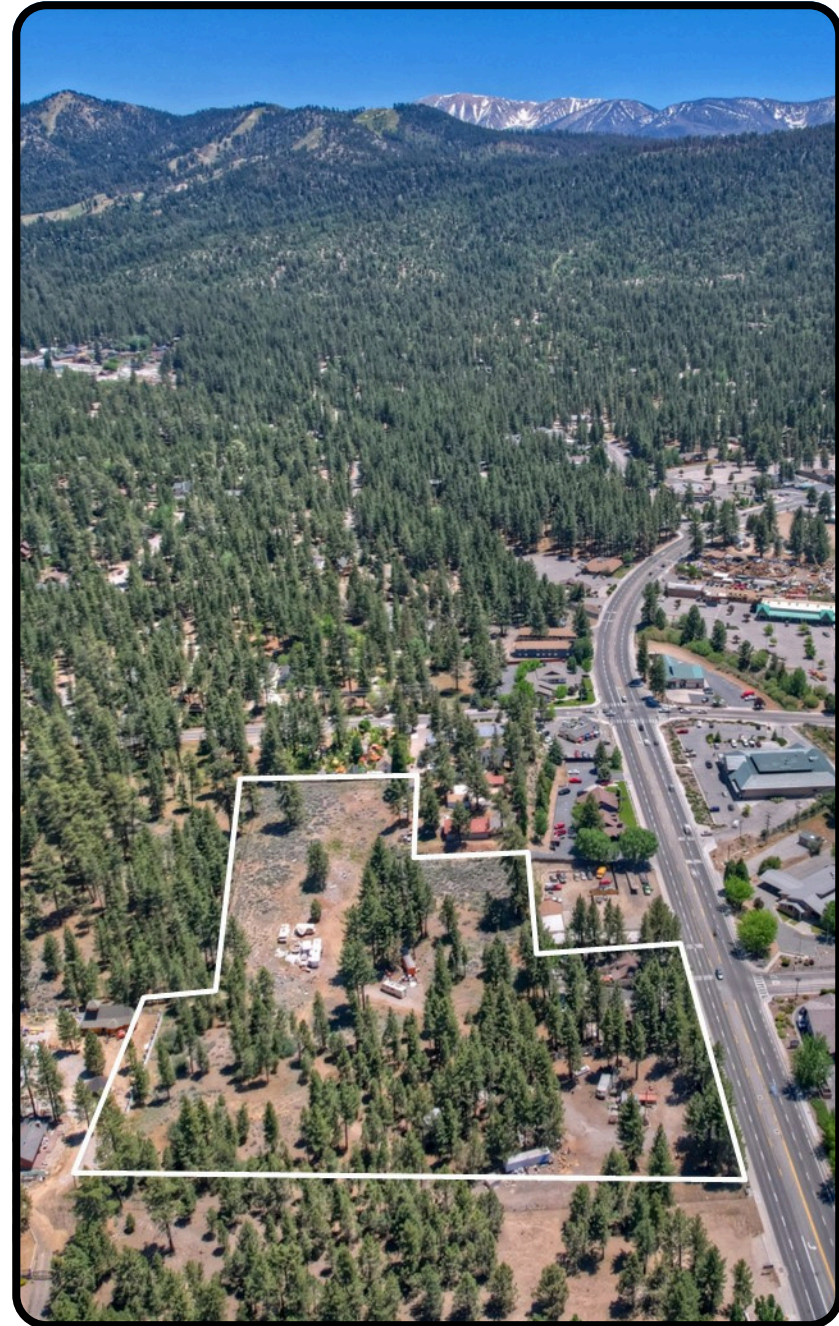
APNS 0311-421-50 & 2328-171-15

HIGHLIGHTS

- GREAT LOCATION ON HEAVILY TRAVELED STREET
- ZONED COMMERCIAL GENERAL
- LEVEL, WELL TREED LOT
- CENTRAL LOCATION
- ALL UTILITIES TO THE PROPERTY

DESCRIPTION

RARE COMMERCIAL OFFERING! LOCATED JUST STEPS TO STATOR BROS AND ACROSS THE BLVD FROM VONSINTERLAKEN SHOPPING CENTER IS THIS LEVEL, 6.2 ACRE PROPERTY ZONED GENERAL COMMERCIAL (C-2). COMMONLY KNOWN AS "THE CHRISTMAS TREE LOT", THIS SITE HAS ARGUABLY, THE BEST COMMERCIAL LOCATION IN THE ENTIRE BIG BEAR VALLEY WITH HIGH TRAFFIC AND VISIBILITY. ALL UTILITIES TO THE PROPERTY. WATER AND SEWER ARE IN AND ELECTRIC IS HOOKED UP.



42165 BIG BEAR BLVD.

AERIAL



42165 BIG BEAR BLVD.

ZONING



- R-L Residential Low
- R-1 Single Family Residential
- R-3 Multiple Family Residential
- C-1 Commercial-Services
- C-2 Commercial-General
- C-3 Commercial-Visitor
- C-4 Commercial-Recreational
- C-5 Commercial-Industrial
- P-OS Public/Open Space
- VSP Village Specific Plan

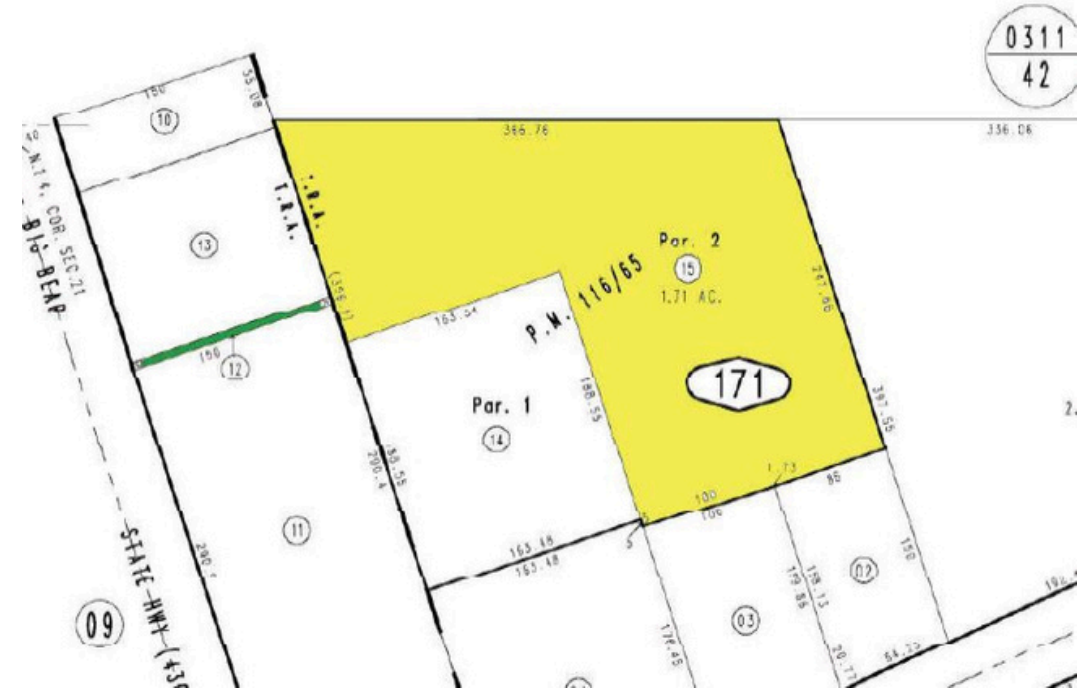
42165 BIG BEAR BLVD.

PLAT MAPS



PURPOSE
ION ONLY.

R.S. 3/123-124



42165 BIG BEAR BLVD.

PHOTOS



42165 BIG BEAR BLVD.