



## Kevin Nishikawa

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## ABOUT THE PROPERTY

Priced to sell, way below tax assessed value! Great for owner-user to redevelop property. Sale includes TMKs: 1-1-5-4: parcels 8, 24, and 27 (10,509 SF land in total). IMX-1 (Industrial Mixed-Use) zoning. Four 2-bedroom/1bath houses all around 100 years old. Small open shed in rear of property. Price based on land value only. Showings subject to accepted offer. Some improvements non-permitted. Being sold in As-Is, Where-Is condition. Buyer to perform their own due diligence. All units rented on month-to-month tenancy. Flood Zone X. DO NOT DISTURB TENANTS OR WALK ON PROPERTY WITHOUT PROPER NOTICE. Showings based on accepted offer only. Call listor for more details.

## FACTS & FIGURES

- TMKs: 1-1-5-4: 8, 24, and 27
- Tenure: Fee Simple
- Zoning: IMX-1
- Tax Assessed Improvements
  - \$123,900
- Tax Assessed Land
  - \$2,924,800
- Property Tax: \$1,269.33 (2024)
- Lot Size:
  - Parcel 8 - 6,446 square feet
  - Parcel 24 - 2,407 square feet
  - Parcel 27 - 1,656 square feet
  - Total 10,509 square feet
- Buildings: 4 x 2br/1ba wooden homes built between 1910 and 1934 + small open shed.