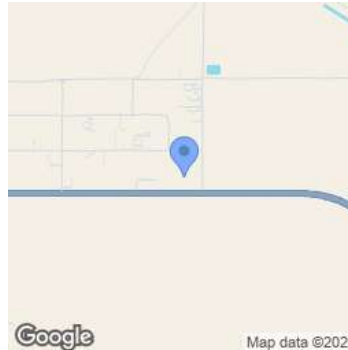


28101 W Avenue C6, Lancaster 93536

STATUS: **Active**

LIST PRICE: **\$425,000** ↓

Major Cross Streets: State Route 138 (Avenue D) & 280th Street West From SR-138 & 280th St W, go south, then east on Avenue C6 to property.



BED / BATH: **3/2,0,0,0**
 SQFT(src): **1,440 (A)**
 PRICE PER SQFT: **\$295.14**
 LOT(src): **276,764/6.3536 (A)**
 LEVELS: **One**
 GARAGE: **0**
 YEAR BUILT(src): **2004 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DAM / CDAM: **109/109**
 SLC: **Standard**
 PARCEL #: **3275012018**
 LISTING ID: **SR26047526**



DESCRIPTION

A 6.35 acre rural commercial property located along the State Route 138 corridor in West Lancaster. The property features a 1,440 sq ft single story office building built in 2004 with a practical layout including multiple private offices and a separate waiting area, ideal for professional or service based businesses. The fully gated lot provides ample on site parking along with expansive usable land, offering flexibility for a variety of commercial operations or future expansion. Enjoy high visibility frontage, convenient access, and scenic desert and mountain views. Excellent opportunity for an owner user or investor looking for a versatile property with land, exposure, and long term upside in a key Antelope Valley location. 6.35± acre rural commercial office property in west Lancaster on State Route 138 corridor. Single-story, 1,440 SF office building (built 2004) with 3 bedrooms, 2 bathrooms. Modern center-office layout with separate entrance and waiting area. Gated yard with approximately 9 surface parking spaces. Building Features: Central propane heating and full air conditioning. Clean, professional office space suitable for medical, dental, professional services, or general business use. Land & Outdoor: Large rural acreage offers significant flexibility for equipment storage, RV/vehicle parking, or equestrian use (buyer to verify zoning allowances). Open land with scenic mountain and desert views. Utilities & Infrastructure: Propane gas service, community well water, septic system, 220-volt electric service. Established utilities with no public dependency. Zoning & Taxes: Unincorporated Los Angeles County C-RU zoning. Suitable for office, light commercial, storage, or agricultural use. Annual property taxes: \$4,700.47 (2025). No delinquency found. Location Highlights: High-visibility location on major Antelope Valley commercial corridor. Excellent for owner-occupied business or investment.

EXCLUSIONS:

INCLUSIONS:

AREA: **LAC - Lancaster**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?: **No**

LIST \$ ORIGINAL: **\$450,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE: **Yes**
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
 ROOM TYPE: **All Bedrooms Down**
 EATING AREA:

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **See Remarks**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **1/1**
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Septic Type Unknown**

LOT: **Horse Property, Irregular Lot**
 POOL: **None**

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: **Contemporary, French**
 DOOR:
 WINDOW:

ROOF: **Composition**
 FOUNDATION DTLS: **Combination**
 PROP COND:

CONSTR MTLs: **Concrete, Frame, Stucco**
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?:
 UNCOVERED SPACES:

PARKING TOTAL: **0**
 # REMOTES:

GARAGE SPACES: **0**
 RV PARK DIM:

CARPOR SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**

HOA NAME:

HOA PHONE:

OF UNITS: **1**

HOA FEE 2:
HOA FEE 3:
COMMUNITY: **Sidewalks**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME 2:
HOA NAME 3:
HOA AMENITIES:

HOA PHONE 2:
HOA PHONE 3:

UNITS IN COMMUNITY:
STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**
PARCEL #: **3275012018**
ADDITIONAL APN(S): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:
LAND LEASE EXP DATE:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Well**
LOT SIZE DIM:
ASSESSMENTS: **None**

TAX LOT: **1**
TAX BLOCK:
TAX TRACT #: **9597**
ZONING:
TAX OTHER ASSESSMENT: **\$343**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Antelope Valley Union**
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION: **Negotiable**
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS: **Cash, Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **12/09/25**
START SHOWING DATE:
ON MARKET DATE: **03/06/26**
PRICE CHG TIMESTAMP: **05/26/26**
STATUS CHG TIMESTAMP: **03/06/26**
MOD TIMESTAMP: **05/26/26**
EXPIRED DATE: **06/30/26**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME:
SHOW CONTACT PH:

LOCK BOX LOCATION: **front gate**
LOCK BOX TYPE: **Combo**

OCCUPANT TYPE: **Owner**
OWNER'S NAME:

SHOW INSTRUCTIONS: **Showings by appointment only. Please request your preferred showing time, and we'll confirm approval. Once your request is approved, access the property using the lockbox positioned at the front gate access code: 3489**

DIRECTIONS: **Major Cross Streets: State Route 138 (Avenue D) & 280th Street West From SR-138 & 280th St W, go south, then east on Avenue C6 to property.**

AGENT / OFFICE

LA: (**SR154542324**) **David Petikyan**
CoLA:
LO: (**SR0264500**) **LPT Realty, Inc**
LO PHONE: **877-366-2213**
CoLO:
CoLO PHONE:

LA State License: **02089725**
CoLA State License:
LO State License: **02248983**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email: **david@propertyproviders.com**

CONTACT PRIORITY

1.LA CELL: **818-394-0012**

