

10th West Development Site

SWC 10th St West & Ave M-12

FOR SALE



Palmdale, CA 93551

VALLEY REALTY



PROPERTY OVERVIEW

Great commercial development site with over 175ft of frontage along 10th St West, the main artery between Lancaster and Palmdale which boasts an ADT of 18,436! This strategic, "mid-cities" location is convenient to the Antelope Valley Courthouse as well as the Palmdale Regional Medical Center! This west Palmdale locale is growing with the development of a number of professional and medical offices in the nearby "Freeway Business Park", making this property well suited for a wide spectrum of professional, medical and R & D uses!

DETAILS

PRICE:	REDUCED \$295,000 \$399,900
TERMS:	Cash or submit terms
APN:	3111-022-060
LOT SIZE:	2.01+/- net acres
UTILITIES:	All available <i>(buyer to verify)</i>
ZONING:	Office Flex (OF)

FOR MORE DETAILS CONTACT:

Harvey Holloway DRE #00594721
harvey@cbcvalleyrealty.com

Direct 661-948-2644 x 22
Cell 661-609-8173

Main 661-948-2644
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CBCValleyrealty.com

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42402 N. 10th Street West Ste "E"
Lancaster, CA 93534

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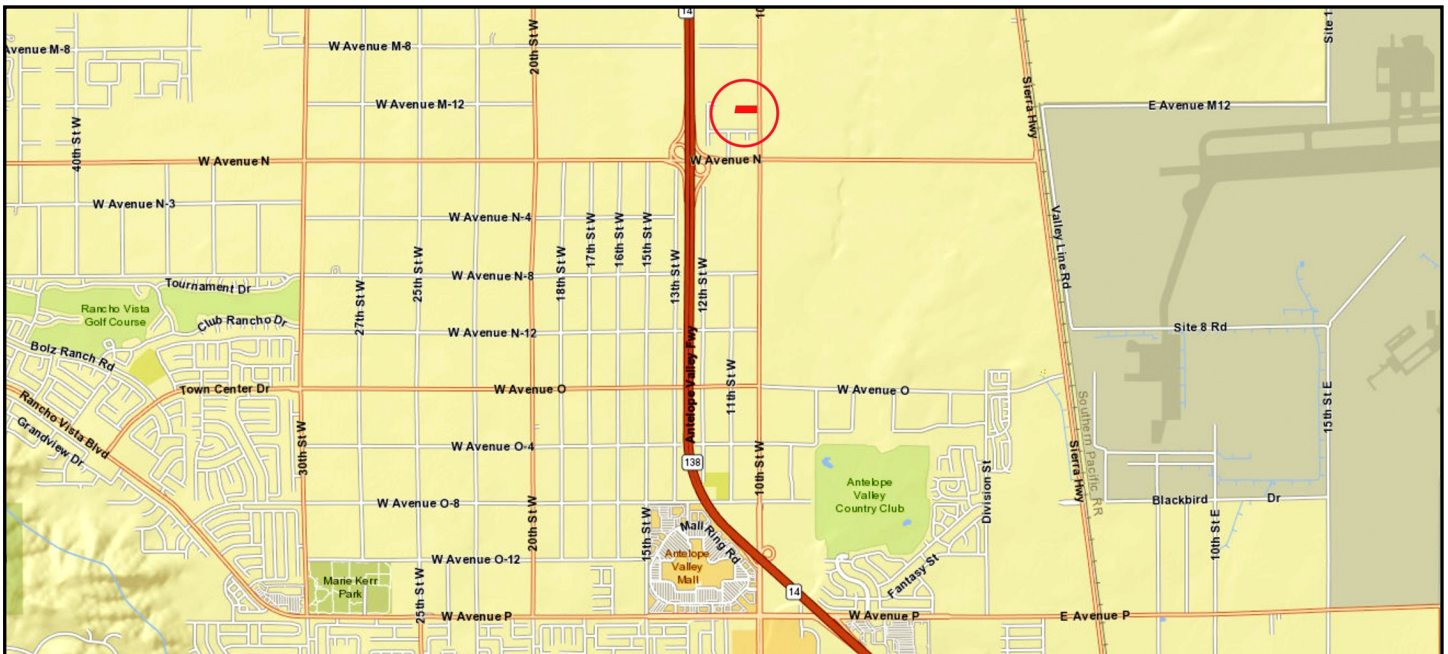
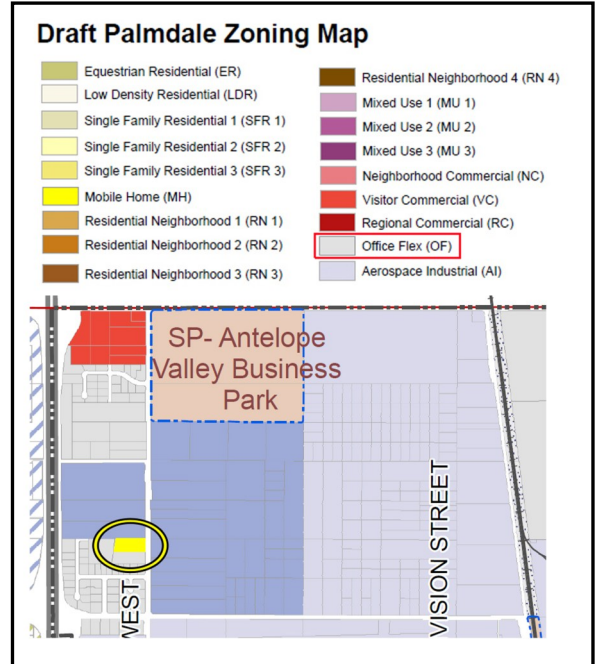
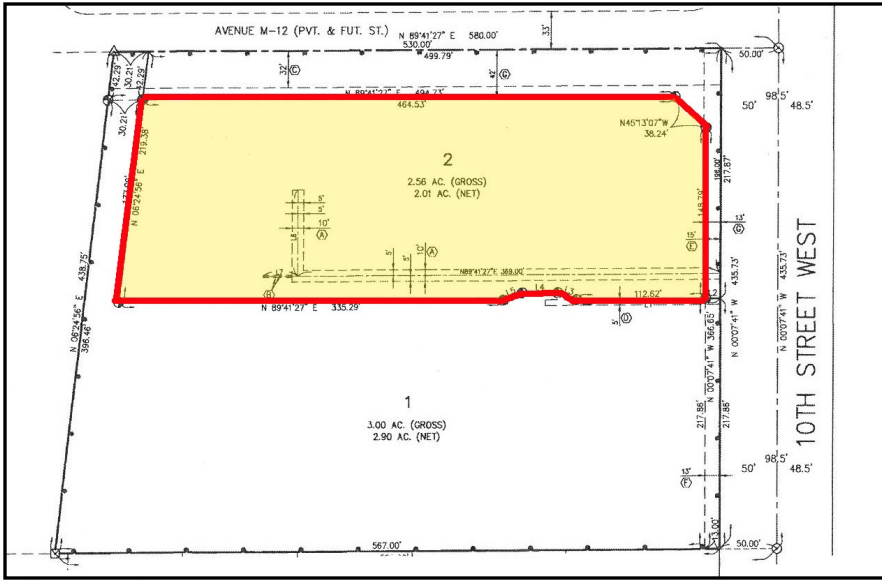
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The property is being offered in "**AS IS**" *CONDITION WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE*. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

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