



Main St/Weedpatch Hwy

For Sale | .55 AC | \$195,000

**High Visibility
Commercial Land**

Main St | Lamont, CA 93241

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Property Overview

Strategically located in the heart of Lamont, CA, the subject property occupies a premier corner location on Main Street at the northwest corner of Main Street and Dunsmere Street. Positioned along the city's main corridor, the property benefits from strong visibility, convenient accessibility, and consistent daily traffic exposure. This location offers an exceptional opportunity for a variety of commercial uses.

Sales Price:

\$195,000 (\$8.14/SF)

Available:

Land Size: +/- 23,956 SF (0.55 AC)

APN #: 187-053-09, 10, & 11

Zoning: C-2 PD FPS

Property Highlights:

- Three (3) parcels totaling approx. 23,956 sf. (.55 ac.)
- High visibility, hard corner location
- Ready for commercial development
- 116' of frontage on Main Street
- Parcel dimensions are +/- 206' deep x 116' wide
- Zoned C-2 PD FPS (Commercial)
- Located within an Opportunity Zone where long-term investments may be eligible for preferential federal tax treatment
- Adjacent property for also for sale, along with many others from this portfolio. Call agent for details.

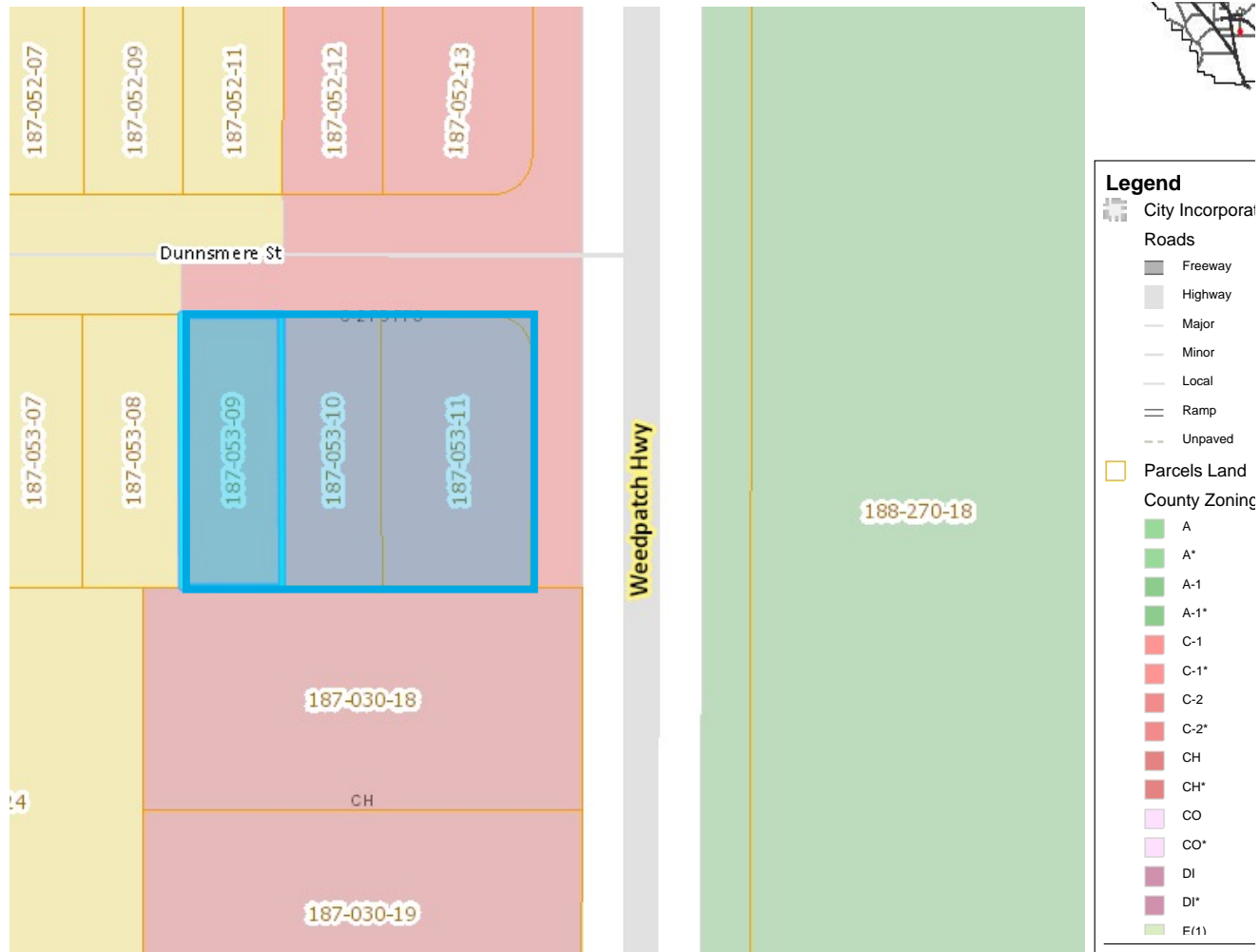


Aerial Photos

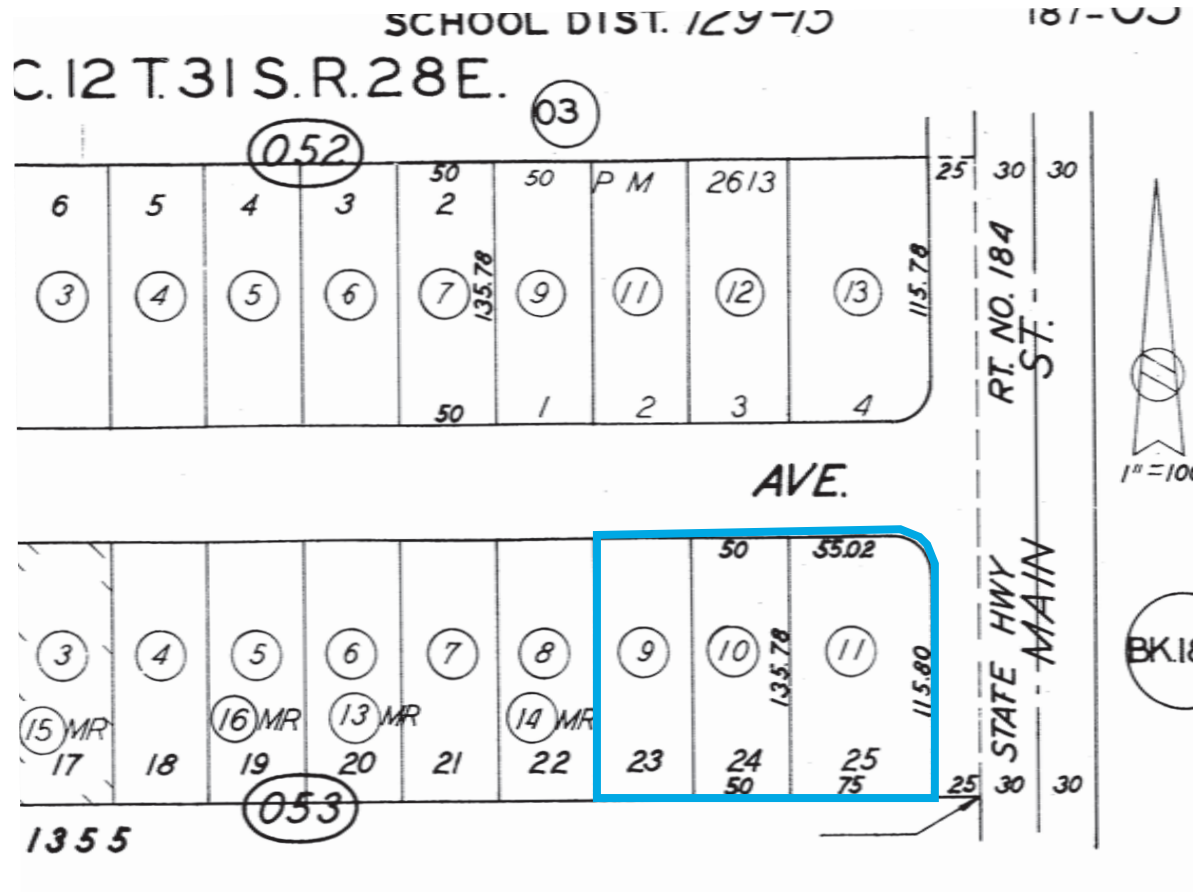


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Zoning Map



Parcel Map



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