

Land Investment Opportunity



Exclusively Listed by:

Corner of L St and 10th St
Concept: "Allows Retail, Office & Residential Uses"
3 Parcels in Marina Redevelopment Area
Zoned MCR

Don Holm

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- Zoning is MCR - Mixed Commercial/Residential District
- Located on a Main Thoroughfare Within the Downtown Marina Redevelopment Area
- Excellent Visibility and Convenient to HWY 4
- The Downtown Center is Less Than One Mile North
- Utilities are Connected
- Concept: "Allows Retail, Office and Residential Uses"
- Site Dimensions (approximate): L Street 135 ft Frontage, W 10th Street 183 ft Frontage
- Development Friendly Municipality
- Former Gas Station, Site Mitigation Nearly Completed

Proposed Pricing		Proposed Financing
Price:	\$349,000	All Cash
Down Payment:	40% \$139,600	Possible Short Term Seller Carry
Number of Parcels:	3	
Cost/Sq. Foot:	\$14	
Approx. Parcel 1 Size	11205	
Approx. Parcel 2 Size	6750	
Approx. Parcel 3 Size	6750	
Approximate Lot Size:	24,705	

Call: Don Holm or all other inquiries; 510-816-7698