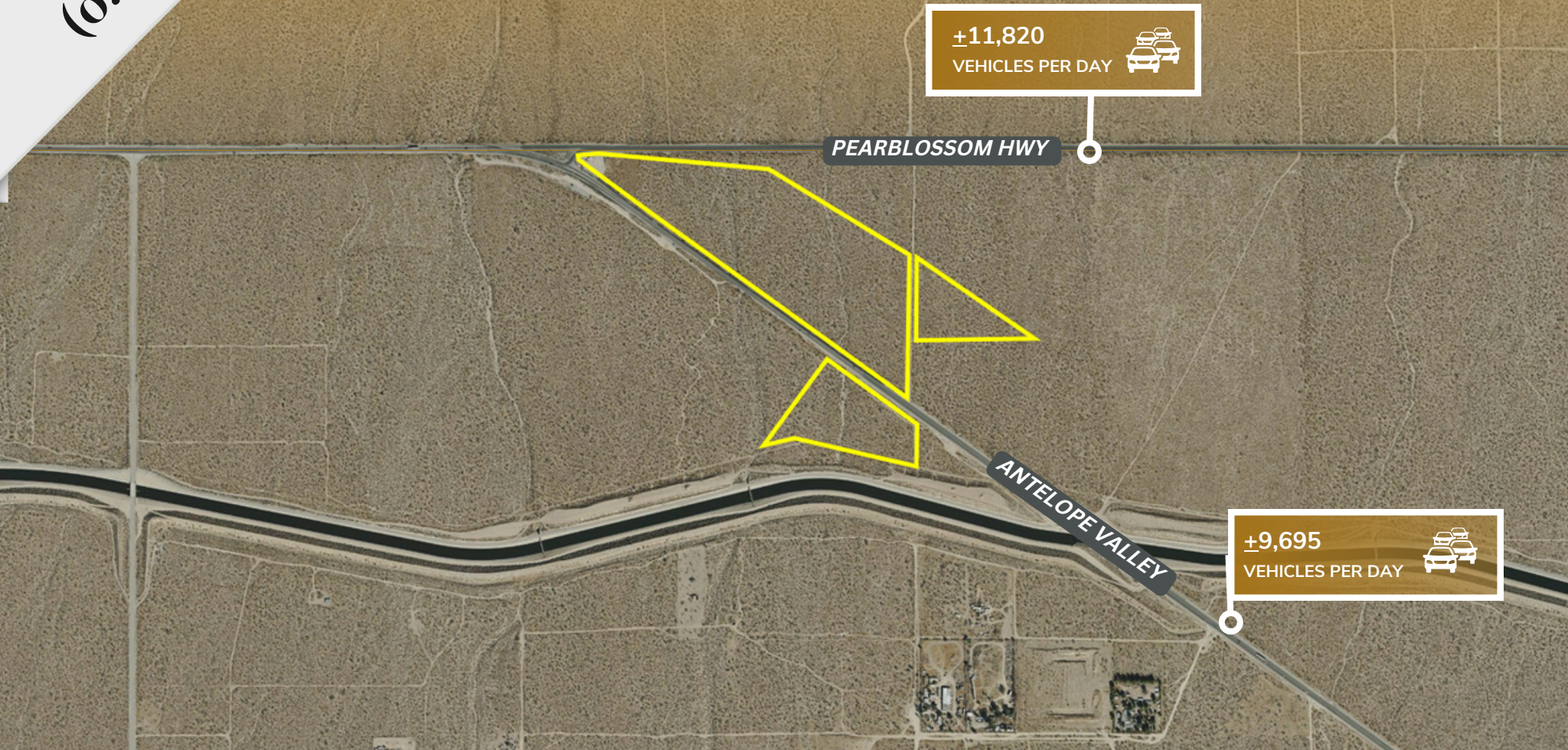


Motivated Seller
(0.62 per Sq. Ft.)

Combined ± 48.08 Acres – FOR SALE

Los Angeles County, CA



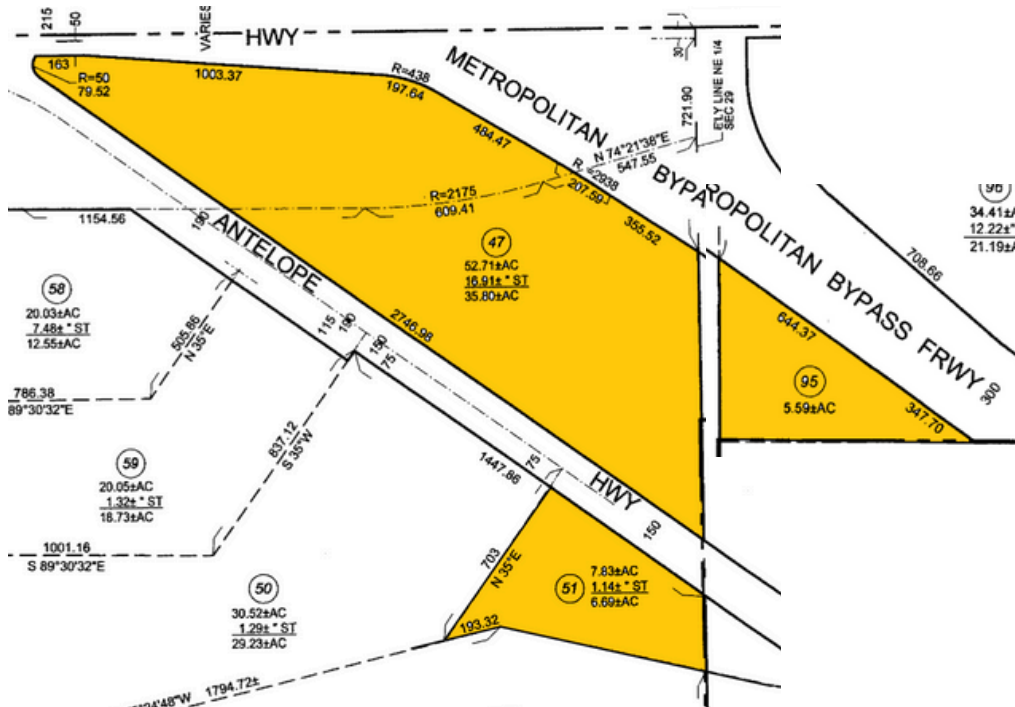
Property Overview

Address	Palmdale, CA
Offering Price	\$1,300,000 (\$0.62 per Sq. Ft.)
APN's	3033-016-047, -051, -095
Land Size	±291,896 Sq. Ft. (6.69 Acres)
	±243,500 Sq. Ft. (5.59 Acres)
	±1,513,947 Sq. Ft. (34.71 Acres)
	Combined Total ±2,094,845 Sq. Ft. (48.08 Acres)
Zoning	A-2-2

Property Highlights

- SEC of Pearblossom Hwy (18) and Antelope Hwy (138).
- Motivated Seller (Health Reasons)
- First time on the market in 20 years
- Low price per sq. ft.
- Electricity to the site.
- Ideal for gas station, truck stop, or QSR.
- Over 20,000 vehicles per day combined at this intersection

Parcel Map



Zoning Map

