



## Hi Vista Special!

### Unincorp. LA County, California

1.34 ac.+/- parcel fronting Ave E-8 approximately 183rd St. East, with road frontage, level, zoned A-1. Owner needs this sold ASAP and is priced accordingly. Great for 1st time buyer and long term investor. \*Buyer to make their own independent investigations regarding Zoning & General Plan Designations, Hazard Zones, Availability & Costs of Utilities

1.34 Acres ± Zoned LCA11

- **MLS# 1501686**
- **APN# 3316-005-044**
- **Ave E-8 & 183rd Street, Uninc L.A. County**
- **\$4,000**

#### Directions

From paved Ave G, go north on 185th St.E., 1.5 miles to Ave E-8, then west .25 miles to subject.

**Tom Mastin**  
**Broker / Owner**

License ID #00988013



2660 Pearblossom Hwy  
 Palmdale, CA 93550

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#### Features

<b>Zoning:</b>	LCA11*
<b>Lot Acres:</b>	1.34
<b>Bond Assessment:</b>	None
<b>Cert of Compliance:</b>	Required
<b>Electric:</b>	None - See Remarks
<b>Fence:</b>	None - See Remarks
<b>Flood Zone:</b>	Buyer to Verify
<b>Geological Hazard:</b>	Buyer to Verify
<b>Improvements:</b>	None - See Remarks
<b>Legal Access:</b>	Buyer to Verify; Yes
<b>Lot Description:</b>	Rectangular
<b>Lot Size:</b>	1 - 1.99 Acres
<b>Land Use:</b>	Agricultural
<b>Natural Gas:</b>	None - See Remarks
<b>Road Frontage:</b>	Unimproved
<b>Road Surface:</b>	Dirt
<b>Subord/Release:</b>	No Releases; No Subordinate
<b>Survey:</b>	None - See Remarks; Telephone: None/See Remarks
<b>Sewer:</b>	None - See Remarks
<b>Topography:</b>	Level
<b>Terms:</b>	Cash
<b>Water:</b>	None - See Remarks: Other/See Remarks



All measurements are approximate. Prices and availability are subject to change without notice.

Big Valley Real Estate, A California Corporation. License ID 01499293.

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