



Affordable Investment!

Lancaster, California

1.25 acres+/- just east of land fill and adjoining Antelope Valley Tailwinds, model airplane park to the north. No physical road access. Estate sale, does not require court confirmation. Would anticipate the ability to close quickly. *Buyer to make their own independent investigations regarding Zoning & General Plan Designations, Hazard Zones, Availability & Costs of Utilities

1.22 Acres ± Zoned LCD21

- **MLS# 17004346**
- **APN# 3175-007-024**
- **Ave F-4 Near Challenger Way**
- **\$2,500**

Directions

Challenger Way to Ave F-4
Approx. 330 feet east of
paved Challenger Way. No
road access.

Features

| | |
|----------------------------|---|
| Zoning | LCD21 |
| Lot SqFt: | 53,143 |
| Bond Assessment: | None |
| Electric: | None - See Remarks |
| Flood Zone: | Buyer to Verify |
| Geological Hazard: | Buyer to Verify |
| Land Use: | Agricultural; Industrial-Light; Comments: D21 zoning |
| Lot Description: | Rectangular |
| Road Frontage: | None - See Remarks |
| Sewer: | None - See Remarks |
| Survey: | None - See Remarks |
| Terms: | Cash |
| Cert of Compliance: | Required |
| Fence: | None - See Remarks |
| Natural Gas: | None - See Remarks |
| Improvements: | None - See Remarks |
| Legal Access: | Buyer to Verify |
| Lot Size: | 1 - 1.99 Acres |
| Road Surface: | None - See Remarks |
| Subord/Release: | No Releases; No Subordinate |
| Topography: | Level |
| Water: | None - See Remarks |

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Broker / Owner

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

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