



Tom Mastin

Broker/Owner

CA Broker #00465343



2660 Pearblossom Hwy
Palmdale, CA 93550

Office: (661)267-6007

Fax: (661)267-6352

www.bigvalleyrealestate.com

tom@bigvalleyrealestate.com

Listing Price: \$255,000
Address: 47407 5th Street West,
Lancaster, CA 93534
MLS#: 17007229

So Much Potential!

Almost unlimited possibilities with this just under 10-acre parcel with D-2 Zoning. Two functioning units plus fire damaged two-story house (2 units). D-2 zoning would have possible uses for solar farm, equipment yard, organic farming, warehouse, recycling center, storage/RV storage. Owner will consider financing with \$150,000 down.

****Buyer to make their own independent investigations regarding Zoning & General Plan Designations, Hazard Zones, Availability & Cost of Utilities.**



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

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

INDUSTRIAL

APN:	3137-004-007
Year Built:	1953
Square Footage:	1,668/ Assr.
Units:	4 (2 fire damaged)
Bedrooms:	4
Baths:	3
Lot SqFt:	± 409,900
Lot Acreage:	± 9.41
County:	Los Angeles
Zoning:	LCD21 / Desert Mountain Zone. Permitted uses in A-2 or M-1 zones.
Directions:	Division Street north to Ave F, west to 5th St West, south to subject (Ave F-4)