



## Scenic Large Parcel

Lake Los Angeles, California

This property priced to sell fast! Paved street with electric and telephone available. Panoramic views.

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

7.86 Acres± Zoned LCA11

- **MLS# 17010886**
- **APN# 3029-007-018**
- **145<sup>th</sup> St East near Ave O8**
- **\$26,000**

### Directions

Ave O to 145th St. East, south to property

### Features

<b>Zoning</b>	LCA11*
<b>Bond Assessment</b>	Buyer to Verify
<b>Cert. of Compliance</b>	Required
<b>Electric</b>	In Street
<b>Fence</b>	None/See Remarks
<b>Flood Zone</b>	Buyer to Verify, No
<b>Natural Gas</b>	None/See Remarks
<b>Geological Hazard</b>	Buyer To Verify
<b>Improvements</b>	None/See Remarks
<b>Land Use</b>	Agricultural
<b>Legal Access</b>	Yes
<b>Lot Description</b>	Rectangular
<b>Lot Size</b>	5-9.99 Acres
<b>Road Frontage</b>	Public
<b>Road Surface</b>	Paved
<b>Sewer</b>	None/See Remarks
<b>Subord./Release</b>	No Subordinate, No Releases
<b>Survey</b>	None/See Remarks
<b>Telephone</b>	In Street
<b>Terms</b>	Cash
<b>Topography</b>	Level
<b>Tract Map</b>	None/Not Required
<b>Water</b>	None/See Remarks

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

License ID #00988013



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

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