






# East AV Acreage, Great for Investment or Getaway!

## Llano, California 93544

Affordable level 2.5 Acres, A2 zoned, located 3 parcels south of Ave U, and less than a mile from the Los Angeles/San Bernardino County Line. This parcel has a Certificate of Exception which will save on future development costs, and access to Ave U provided by a recorded Declaration and Grant of Easements that just needs cutting in. Great Opportunity!

*Buyer to make their own independent investigations regarding Zoning & General Plan Designations, Environmental and Hazard Zones, Access and Development costs, Availability & Costs of utilities.

2.5 Acres ± Zoned A-2-2

- **MLS# 25000102**
- **APN# 3032-007-035**
- **Vicinity Ave U-4 & 257th St E.**
- **$11,000**

## Features

| | |
|---|---|
| **Zoning:** | A-2-2 |
| **Lot SqFt:** | 108,900 |
| **Bond Assessment:** | Buyer to Verify; None |
| **Electric:** | None - See Remarks |
| **Flood Zone:** | Buyer to Verify; No |
| **Geological Hazard:** | Buyer to Verify |
| **Land Use:** | Agricultural |
| **Lot Description:** | Square |
| **Road Frontage:** | None - See Remarks |
| **Sewer:** | None - See Remarks |
| **Survey:** | None - See Remarks |
| **Terms:** | Cash |
| **Cert of Compliance:** | Has Cert of Except |
| **Fence:** | None |
| **Natural Gas:** | None - See Remarks |
| **Improvements:** | None - See Remarks |
| **Legal Access:** | Buyer to Verify; Yes |
| **Lot Size:** | 2.5 Acres ± |
| **Road Surface:** | None - See Remarks |
| **Subord/Release:** | No Releases; No Subordinate |
| **Topography:** | Level |
| **Water:** | None - See Remarks |

## Directions

Pearblossom Hwy east to Black Butte Basin Rd, follow road until you come to Ave U, go east to subject. Property is approx. 990' to the south of Ave U. (GPS 34.524569, -117.671763)

**Karmen Mastin**
**Broker, Realtor®**
***CRS, ePRO, CNHS, RDCPro***
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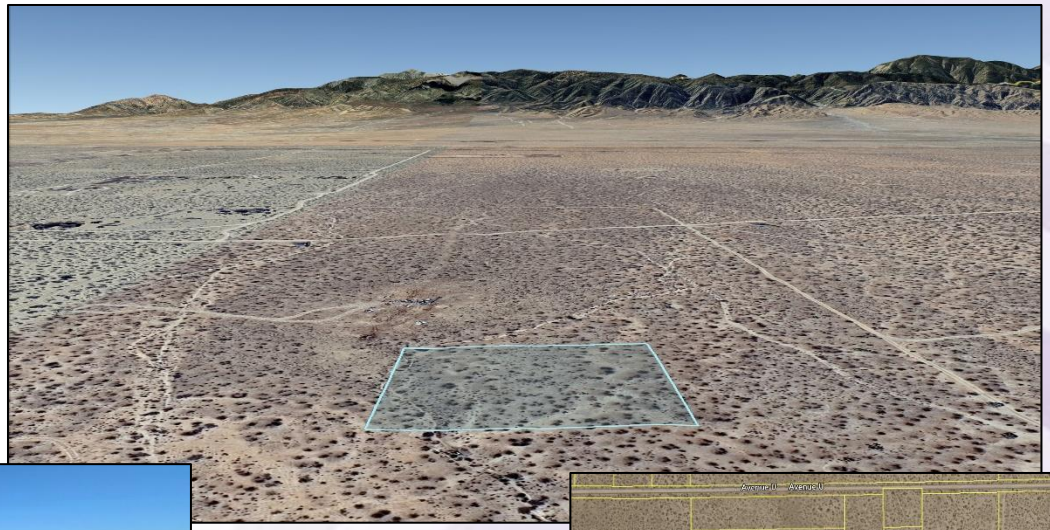
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EQUAL HOUSING OPPORTUNITY

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

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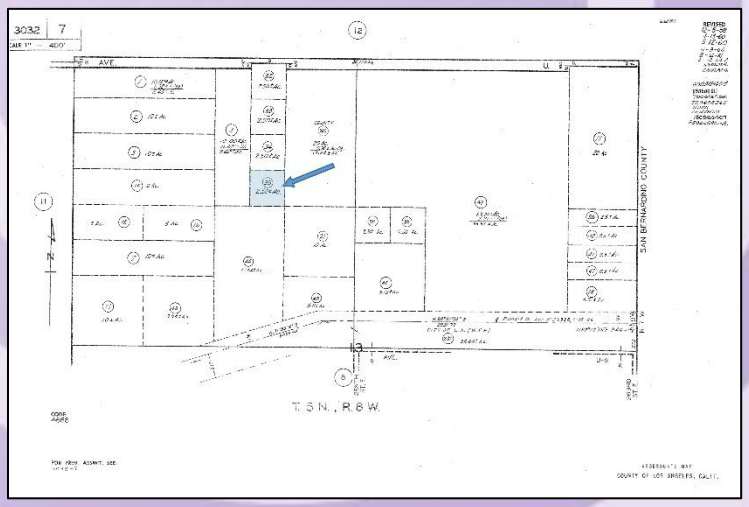
# 2 ½ Acre Investment Parcel with Desirable A-2 Zoning!










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