





Cal City RM1 Zoned Parcel, Utilities Available!

California City, California 93505

Excellent California City parcel Zoned RM1 for multiple-family dwellings and suitable for a variety of residential uses. An ideal location for sports-oriented entertainment, just a block over from the recently renovated Balsitis Park. Paved street with water and electric available. Just bring your builder! Great financing available!

Seller is willing to carry a loan with as little as 10-25% down and amortize the balance over 15-25 years for a term of 5-7 years at a rate of (i.) 6%, or (ii.) 2% LESS THAN the current WSJ Prime Rate. OAC.

*Boundary depictions are approximate and for illustrative purposes only. Buyer to make their own independent investigations regarding Zoning and General Plan Designations, Environmental and Hazard Zones, Access and Development costs, Availability and Costs of Utilities.

0.24 Acre± Zoned RM1

- **MLS# 26003136**
- **APN# 299-222-25**
- **Heather Ave Near 72nd St**
- **$23,000**

Features

Zoning:	RM1
Lot SqFt:	10,578
Bond Assessment:	Buyer to Verify
Electric:	On Property
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Multi Dwelling; Residential
Lot Description:	Rectangular
Road Frontage:	Public
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash; Owner Will Carry
Tract Map:	Final Tract Map
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Yes
Lot Size:	0.24 Acre±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	In Street; Public

Directions

From the 14 fwy, Take exit 73 for California City Blvd Continue to follow California City Blvd Turn left onto Mitchell, right on Poppy and Turn left onto Heather Ave (GPS 35.131340, -117.99787)

Karmen Mastin
Broker, Realtor®
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License ID #00988013

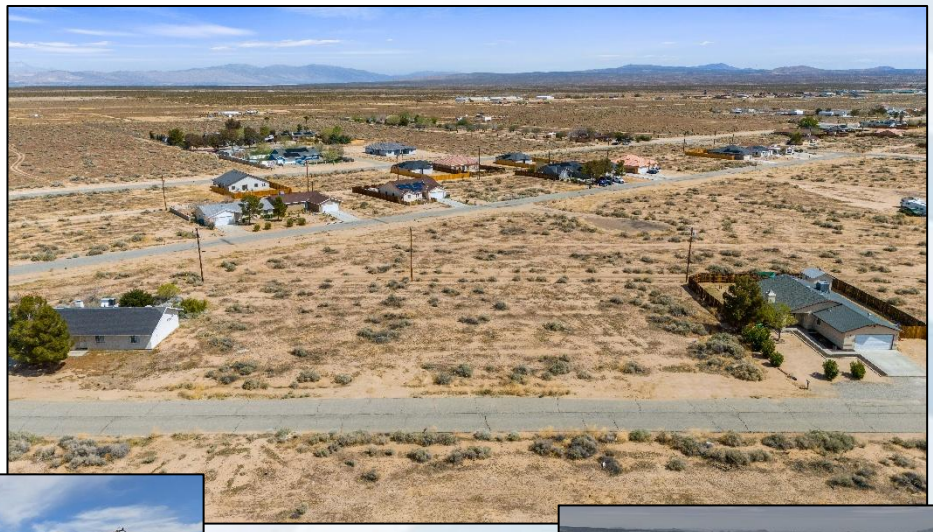
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All measurements are approximate. Prices and availability are subject to change without notice.

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Builder-Ready Parcel with a Range of Residential Uses!

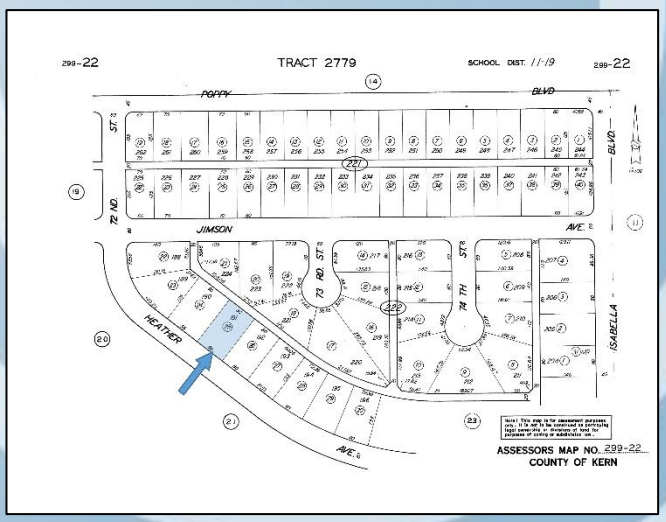








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