

FOR SALE

Multi-Family/Commercial Land

El Centro, CA

\$1,250,000

3.59 AC

Strong Location in the City

- Well located in the heart of the City's shopping corridor and surrounded by: Walmart Supercenter, Costco, Target, Lowe's, Ross, Pet Smart, Planet Fitness, Ashley Furniture, Food 4 Less, Aldi, Five Below, and More.
- New developments and highly successful apartment projects in the immediate area.

Excellent Multi-Family or Commercial Opportunity

- Property is currently zoned R3 which is the highest density residential zoning in the City.
- Property was previously zoned CG-General Commercial, and the potential may exist to revert back to commercial zoning if preferred for Buyer's intended use



Rob Bloom

Vice President | CA License: 01302163

(858) 405-5342 | Rob@DuhsCommercial.com



PROPERTY SUMMARY

Multi-Family/Commercial Land El Centro, CA

Executive Summary

Price:	\$1,250,000
Land Size:	3.59 AC
Price / SF:	\$7.99 /SF
Price /AC:	\$348,189
Parcel No.:	064-442-007-000
Intersection:	NEC Cruickshank Dr & Waterman Ave
Zoning:	R3 - 25 Units /AC 90 Units with current zoning 136 units potential with 50% density bonus (14 very low affordable, 122 market rate) Buyer to verify zoning and density regulations



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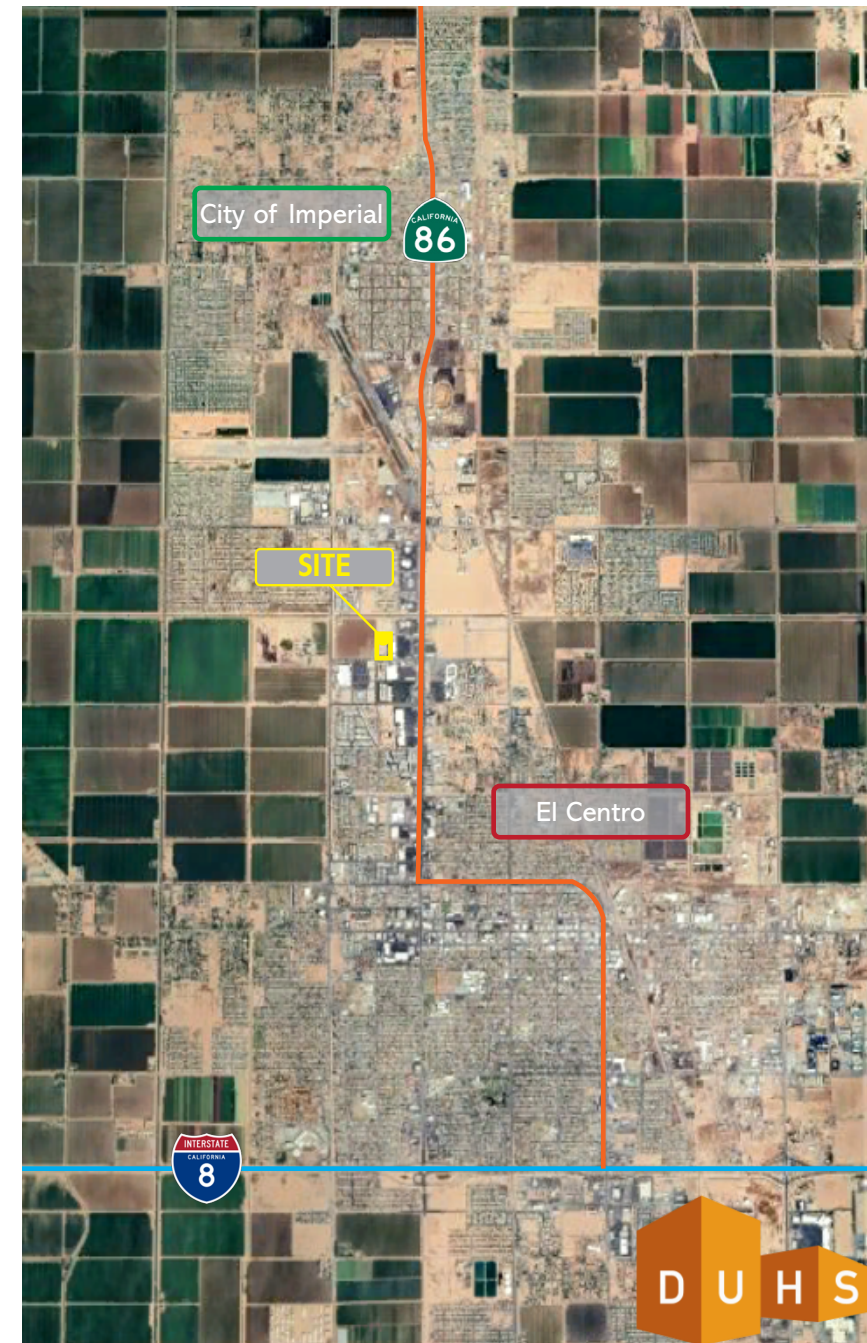
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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

AERIAL

Multi-Family/Commercial Land El Centro, CA



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

SITE SOURCE

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