

0.61 AC COMMERCIAL PAD

South 4th Street (Hwy 74) & SW of I-215, Perris, CA



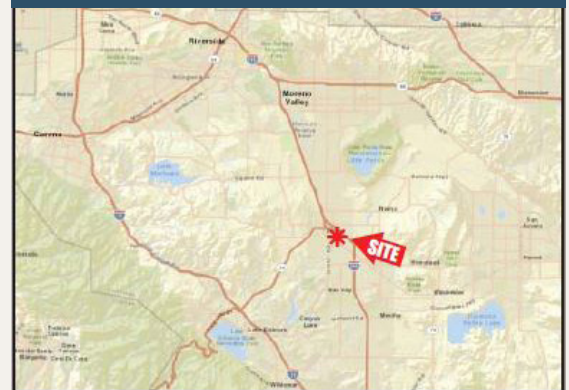
INDIO HILLS - NEAR BERDOO CANYON TRAIL ENTRANCE

FEATURES

- Commercial Development Opportunity with easy access to I-215 just off 4th Street (Hwy 74)
- Only 1/2 mile from the Perris Train Station (Planned Redevelopment)
- Great Downtown Perris Location!
- Zoned for Retail, Entertainment, Food Service and Medical Offices

Asking Price: \$250,000 (\$9.40 SF)

VICINITY MAP



Paula Turner

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Directions: From Interstate 215 exit Highway 74W towards 4th Street/Redlands Avenue, turn right on Highway 74 (4th Street) go 1/4 mile, turn

SITE AMENITIES

- **Location:** The property is located south of 4th Street (Hwy 74), adjacent to Del Taco, East of Interstate 215 in Perris, CA.
- **Neighbors:** Del Taco, Holiday Inn Express, Denny's, Chevron Gas, Jack in the Box, Popeye's
- **Zoning:** CC- Commercial Community
- **General Plan:** M15 - 15 units/acre
- **Parcel Size:** .61 acre (132' X 2003)
- **Utilities:** all utilities on 4th Street (Hwy 74)
- **APN:** 310-082-021
- **Terms:** Cash, Owner May Carry
- **Comments:** Just behind Del Taco, this parcel is freeway close. Easy access to Interstate 215. Motivated Seller - Bring all offers!

PARCEL MAP

