

FOR SALE

4343 Pearblossom Hwy

~~\$544,500~~

\$224,000

Palmdale, CA

REDUCED!!!



**VENTURE PACIFIC
COMMERCIAL SERVICES**

JASON LIPOVSKY
B 858-538-7774
F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

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DESCRIPTION

RESTAURANT AND VACANT LAND OPPORTUNITY!!! Situated in the heart of PALMDALE in Los Angeles nestles a vacant restaurant and development opportunity! The restaurant is approximately 1,549 square feet and is situated on two parcels totaling 2.92 acres. This unique property offers numerous opportunities for land developers and/or a restaurant owner as zoning endorses multiple land uses. The residential zoning code permits up to 6 single family detached dwellings per acre on a minimum lot size of 7,000 square feet. In addition, the commercial zoning code authorizes a wide spectrum of small businesses including food stores, drugstores, and small specialty stores and personal services. This location features a high level of exposure because of its deposition on a major highway serving as the main route between San Joaquin Valley and the Los Angeles Basin. Opportunities like this one rarely becomes available in Palmdale!

PROPERTY SPECIFICS

| | |
|---------------|--|
| APN | 3052-079-002 (94,046 SF) 3052-079-004 (33,197 SF) |
| Property Type | Mixed (Commercial/Residential) |
| Zoning | C-1 AND R1-7000 |
| Total Lot SF | 127,243 SF or 2.92 Acres |
| Building SF | approx. 1,549 |
| Year Built | 1939 |

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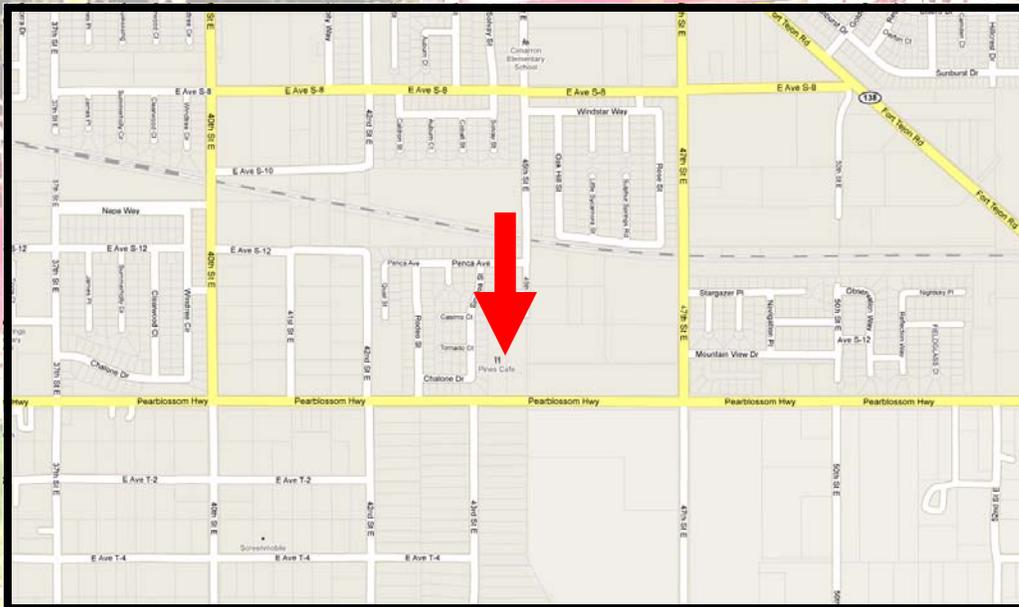
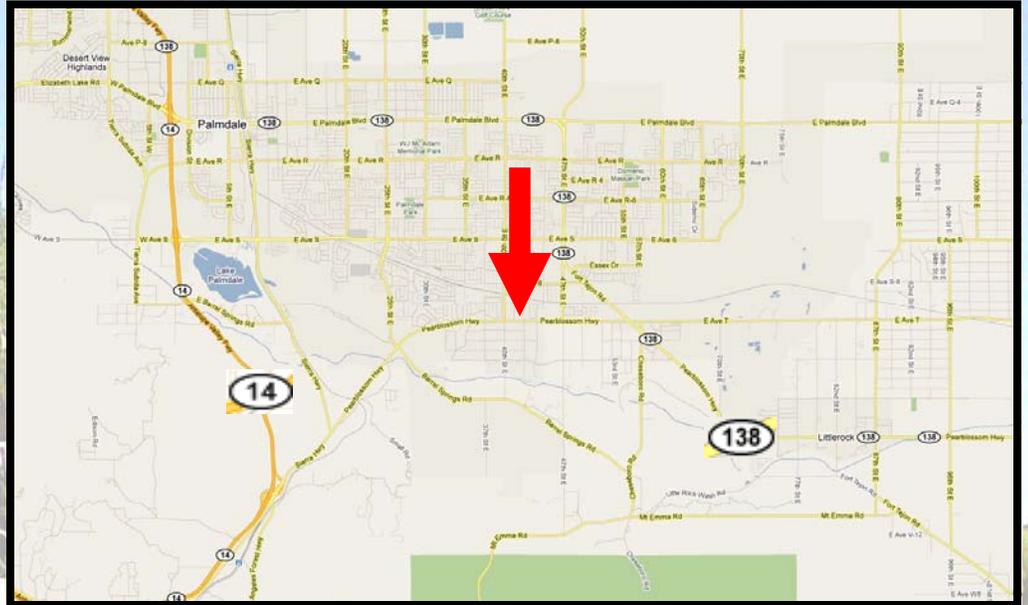
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MAP/ DIRECTIONS



From SOUTH, head North on Interstate 5.

- Take 14 North/Antelope Valley Freeway.
- Exit Angeles Forest Hwy
- Keep Left and merge onto Sierra Hwy.
- Continue on Pearblossom Hwy.
- Property is located on the left.

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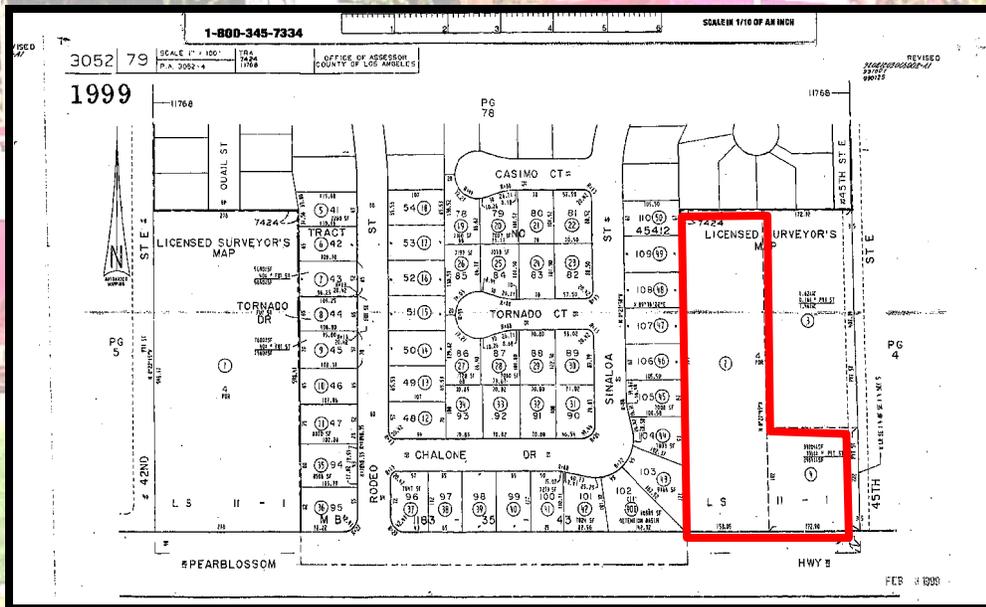
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**AERIAL/
PLOT MAP**



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SIDE VIEW



STREET VIEW



PATIO AREA



BACK LOT

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