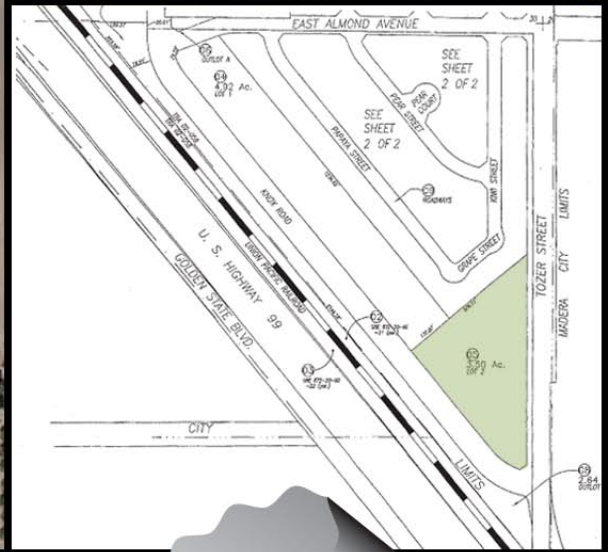
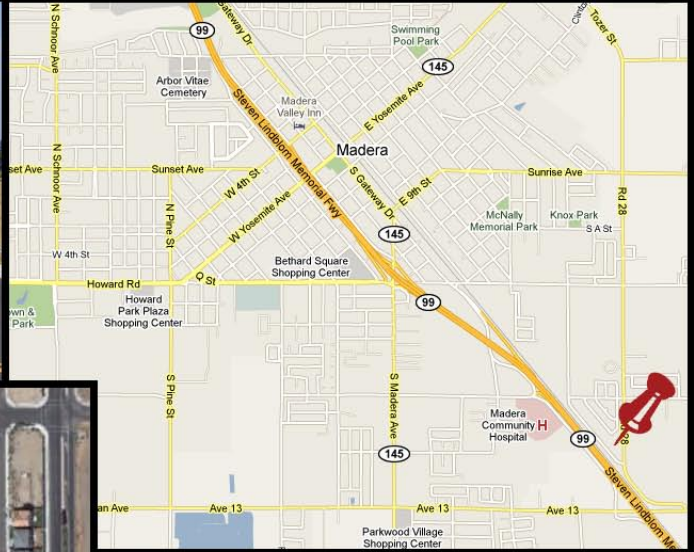




FOR SALE

3.50 Acres Light Commercial

Knox Ave & Road 28, near Hwy 99 | Madera, CA



Property Details

Available for immediate build in Madera, CA, 3.50 acres of light commercial property with Highway 99 frontage. Adjacent to the new KB Home Orchard Pointe subdivision, the property offers a wide array of potential uses from office to light commercial.

All improvements surrounding the site are complete and most of the development fees are prepaid. This is a great opportunity to invest in one of the nicest new communities in the Central Valley.

\$3.95 / sq ft

\$602,217.00

(total asking price)

Dan Avila

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Lic.# 01196753



Knox Ave & Road 28, near Hwy 99 | Madera, CA

Principal permitted uses: Professional office zones including, administrative and business offices, medical and dental buildings. C-1 (Light Commercial) zones including, banks, book stores, department stores, drug stores, dry goods or notions stores, food stores (groceries, fruits, and vegetables), hardware stores, meat markets or delicatessens, service stations (but not including auto engine and transmission overhauling, tire rebuilding, or battery manufacture), restaurants and cafes, automobile parts and supply stores.

Signage: Signs appurtenant to any permitted use may be erected in the C-1 zone subject to all the laws, rules, and regulations of the city pertaining to signs.

Height requirements: For professional office zones the structures shall be limited to a single story not to exceed thirty-five (35) feet, unless otherwise authorized by the Commission. The maximum height for accessory buildings shall be fifteen (15) feet. For C-1 (Light Commercial) zones the maximum height of any building shall be fifty (50) feet. Conditional Uses: For Mixed Use zoning a use permit shall be secured for each of the following: Private clubs and lodges, churches and other religious institutions. Accessory structures and uses located on the same site as a

Commercial Property Available

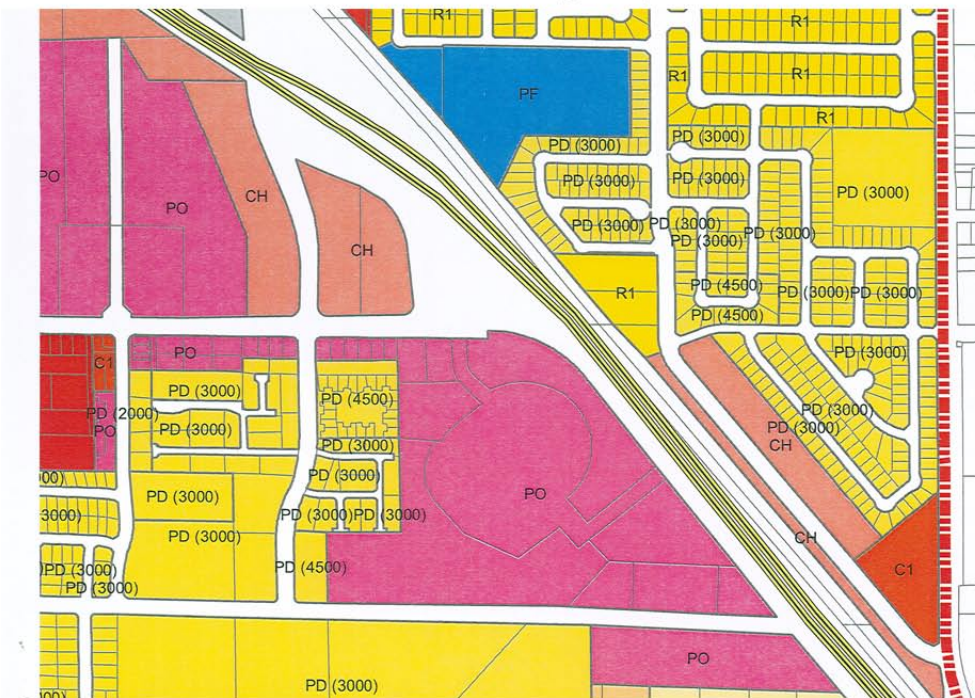
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Purchase Price

\$602,217.00

Seller will review and consider all offers.

Madera Zoning Map



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