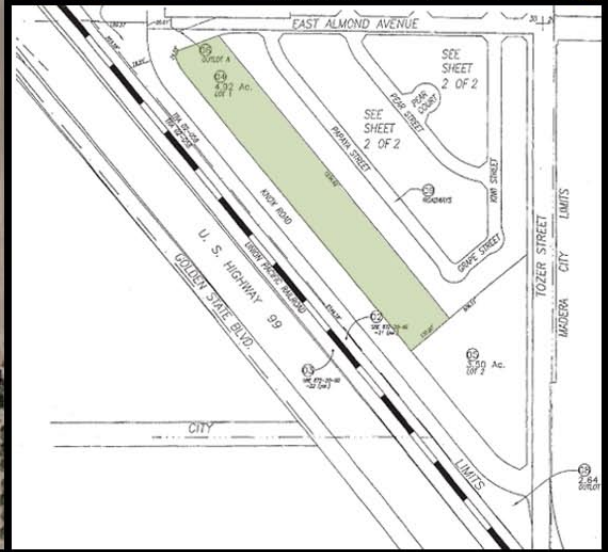
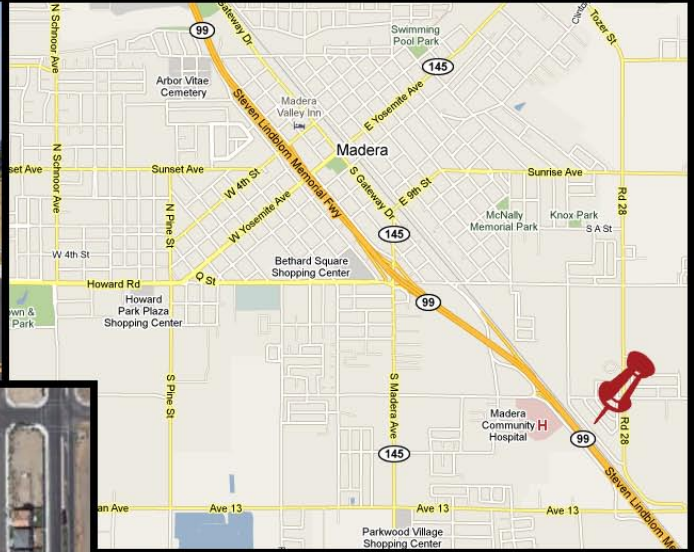




# FOR SALE

## 4.92 Acres Commercial

Knox St & Almond Ave facing Hwy 99 | Madera, CA



### Property Details

Available for immediate build in Madera, CA, 4.92 acres of commercial property with over 1200 feet of Highway 99 frontage. Adjacent to the new KB Homes Orchard Pointe Subdivision, this The property offers a wide array of potential uses.

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

### Purchase Price

**\$1,125,150.00**

Seller will review and consider all offers.

Dan Avila

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Lic.# 01196753





Knox St & Almond Ave, facing Hwy 99 | Madera, CA

Principal permitted uses in the Highway Commercial Zone:

- (1) Hotels, motels;
- (2) Restaurants, coffee shops;
- (3) Motorcycle sales and service shops;
- (4) Auto service stations with accessory repair and maintenance;
- (5) Bus depots and transit stations;
- (6) Automotive sales new and used;
- (7) RV sales and service facilities;
- (8) Mini-storage facilities;
- (9) Utility trailer sales establishments;
- (10) Boat sales and service centers;
- (11) Furniture and large appliance stores;
- (12) Factory outlet shopping centers;
- (13) Mobile homes sale establishments (new only);
- (14) Government or other public services establishments that require convenient freeway access;
- (15) Single bay, fully automatic car wash accessory to a permitted use;
- (16) Full-service car washes as independent and primary land uses

Commercial Property Available

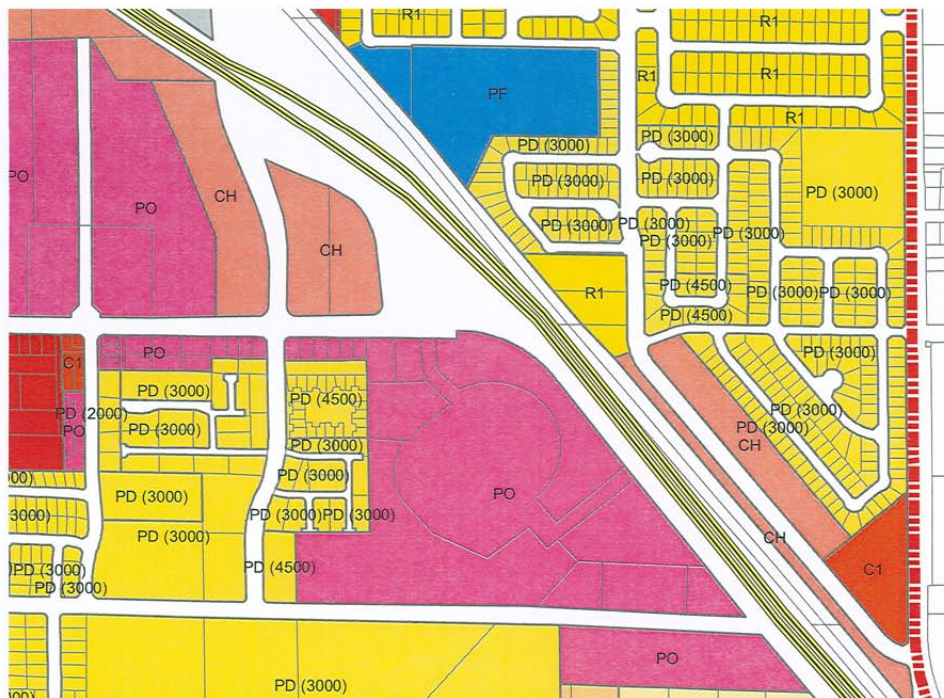
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Madera Zoning Map



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