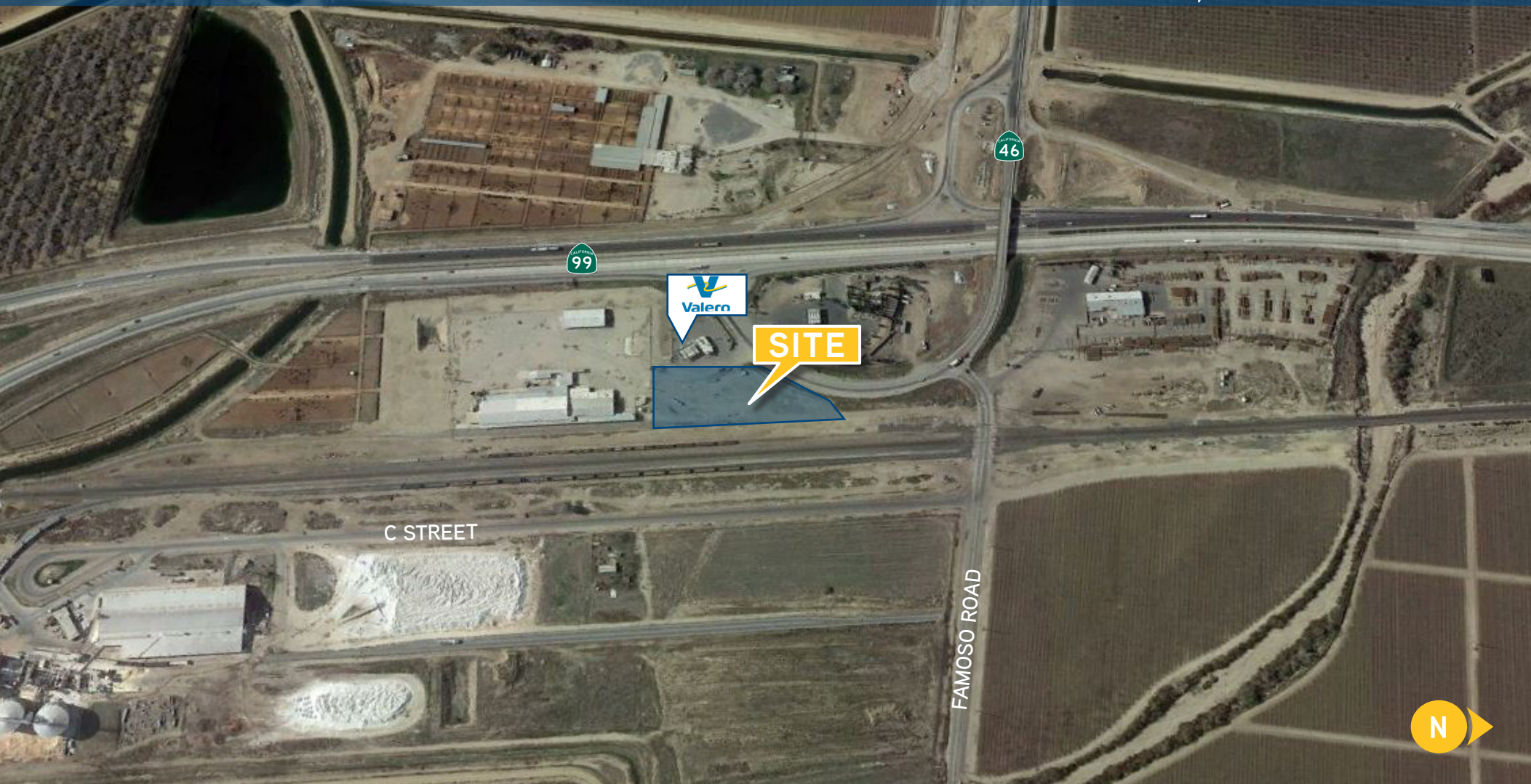


FOR SALE-EXCELLENT FREEWAY VISIBILITY AND ACCESS!! HIGHWAY 99 AND HIGHWAY 46 RETAIL LOCATION COMMERCIAL HIGHWAY PROJECT

31992 HIGHWAY 46, MCFARLAND. CALIFORNIA



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COMMERCIAL HIGHWAY PROJECT EXCELLENT FREEWAY VISIBILITY AND ACCESS!! HIGHWAY 99 AND HIGHWAY 46 RETAIL LOCATION PROPERTY INFORMATION

31992 HIGHWAY 46, MCFARLAND. CALIFORNIA

The subject property is located off of Highway 46 just east of Highway 99 and south of Paso Robles Highway/Famoso Road in McFarland, CA.

HIGHLIGHTS

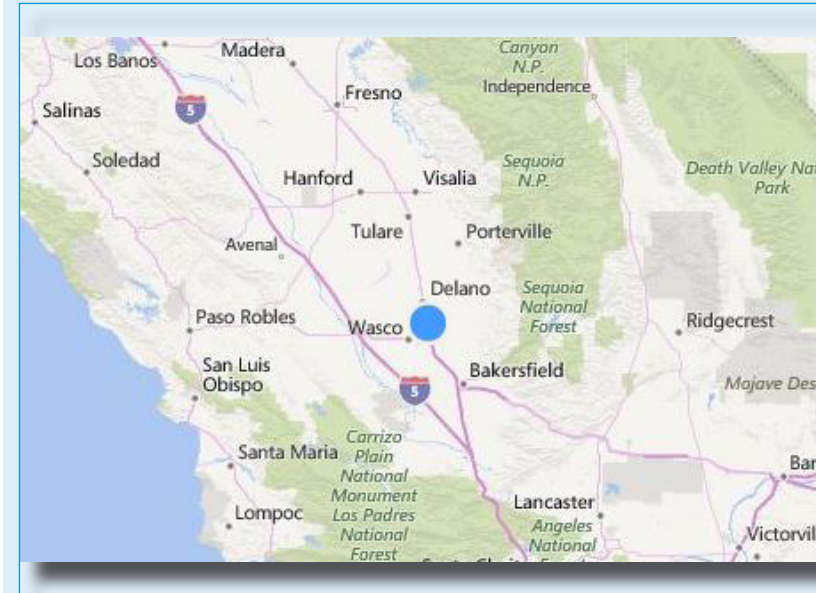
- › Zoned: M-1 PD
 - › Access: Highway 99 Frontage with easy North and South bound access
 - › APN: 073-060-19
 - › Utilities:
 - Water.....Water Well
 - Sewer.....Septic
 - Electric.....Pacific Gas & Electric
- *All utilities will have to be installed to the site.*
- › Traffic Counts: Highway 46: 7,000 AADT
Highway 99: 53,000 AADT

AVAILABLE

Lot Size: 1.28 Acres (55,756 SF)

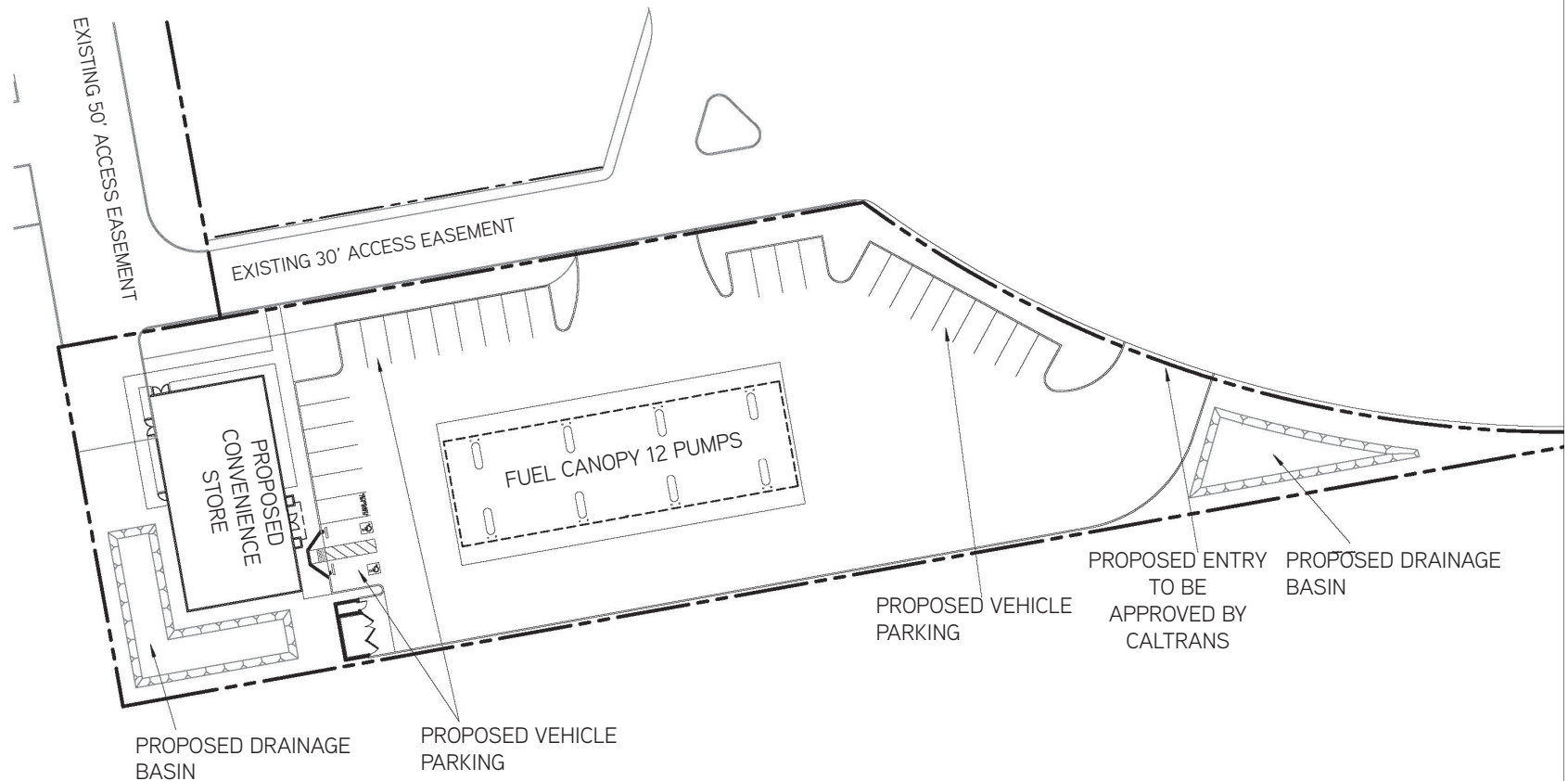
SALE PRICE

\$900,000 (\$16.14/SF)



COMMERCIAL HIGHWAY PROJECT EXCELLENT FREEWAY VISIBILITY AND ACCESS!! HIGHWAY 99 AND HIGHWAY 46 RETAIL LOCATION POTENTIAL GAS STATION LAYOUT

31992 HIGHWAY 46, MCFARLAND. CALIFORNIA



COMMERCIAL HIGHWAY PROJECT EXCELLENT FREEWAY VISIBILITY AND ACCESS!! HIGHWAY 99 AND HIGHWAY 46 RETAIL LOCATION AERIAL

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