DEVELOPMENT OPPORTUNITY
VACANT LAND FOR SALE

3575-3661 Merrill Avenue

Riverside, CA 92506

Purchase Price:	Subject to fair market value
APN(s):	225-140-001, 002, 003, 004, 005 and 006
Lot Size:	Approximately 3.2 acres
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Street(s):	Riverside Avenue and Magnolia Avenue
Street Frontage:	Yes
Corner:	No
Utilities:	Yes
Zoning:	Commercial General
General Plan:	Commercial
Environmental:	Buyer to conduct its own due diligence.
Entitlements:	Buyer to obtain entitlements for proposed development prior to close of escrow.

For more information, please contact Nathan Freeman
951-826-5649 or NFreeman@RiversideCA.gov

Note: The information contained herein was obtained from sources believed to be reliable, but we make no guarantees, warranties or representations as to the accuracy of the information.