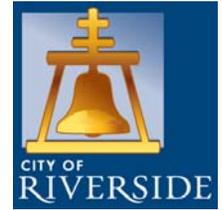




## DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



**3870 Ottawa Avenue**

**Riverside, CA 92507**

Purchase Price:	Subject to fair market value
APN:	221-061-002
Lot Size:	Approximately 16,552 square feet
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Street(s):	University Avenue and Ninth Street
Street Frontage:	No
Corner:	Yes
Utilities:	Yes
Zoning:	Residential (R-3-1500-University Specific Plan)
General Plan:	Mixed-Use Village
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 Kaitlyn Nguyen  
951-826-5649 or [KPNguyen@RiversideCA.gov](mailto:KPNguyen@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.*