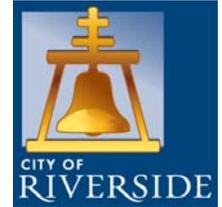




## DEVELOPMENT OPPORTUNITY VACANT LAND FOR SALE



8717 Indiana Avenue

Riverside, CA 92503

Purchase Price:	Subject to fair market value
APN:	233-140-017
Lot Size:	Approximately 6,969 square feet
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Street(s):	Monroe Street and Arapahoe Street
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](mailto: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.*