

# FOR SALE

# 12.45± ACRES

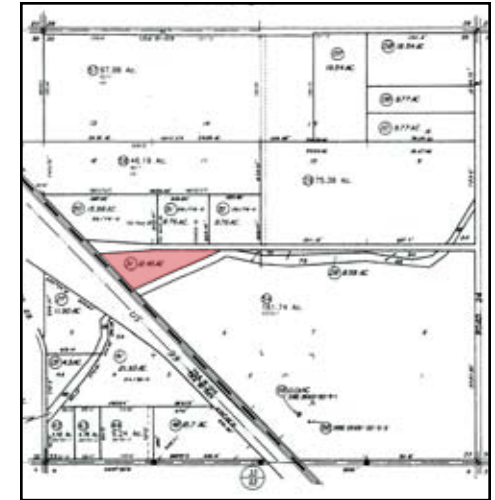


## Madera Industrial Parcel



### PROPERTY LOCATION:

Located inside the Madera County Urban Growth Boundary, this 12.45± acre parcel is on the southeast corner of Avenue 18 1/2 and Highway 99 and is approximately five miles north of the City of Madera. Truck facility and fast food restaurants are conveniently located west of this property.



<b>APN:</b>	029-280-031	<b>Sales Price:</b>	\$690,000
<b>Zoning:</b>	Light Industrial (I-L)	<b>Price/Acre:</b>	\$55,421

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## FROM INSIGHT TO RESULTS

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

*Independently Owned and Operated*