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31744 Casino Dr  
Lake Elsinore, CA 92530

Land For Sale · 0.86 AC

## EXECUTIVE SUMMARY

The property is located in the heart of Lake Elsinore, California's fastest growing city. Situated between Interstate 15 and Casino Drive, the property boasts excellent visibility and convenient freeway access. Fully - improved commercial pad totaling  $\pm 0.86$  acres ( $\pm 37,462$  SF) Building footprint up to  $\pm 5,750$  SF with building heights up to 45' permitted For sale or lease with build-to-suit opportunities available

Prominent location with freeway visibility and easy access to the Interstate 15  
Flexible General Commercial (C-2) zoning permits retail, restaurants, professional office, medical office and hotel/motel use  
Nearby retailers include: Walgreens, Pizza Hut, McDonalds, Carl's Jr., Cardenas, Taco Bell and many more!  
APN: 363-171-011

## LAND FOR SALE

<b>Sale Type</b>	Investment	<b>Property Type</b>	Land
<b>Sale Conditions</b>	Build to Suit	<b>Property Subtype</b>	Commercial
<b>No. Lots</b>	1	<b>Total Lot Size</b>	0.86 AC

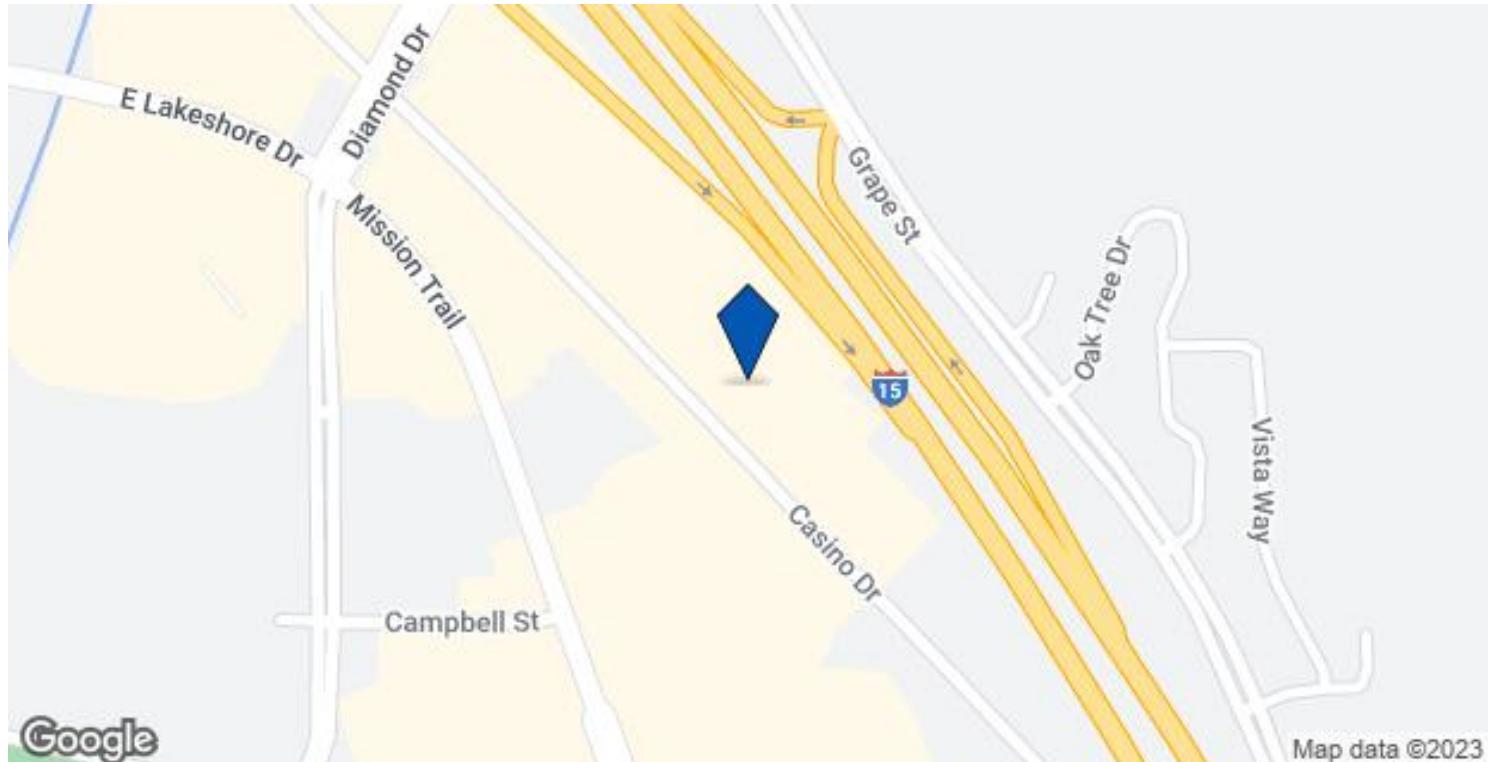
## 1 LOT AVAILABLE

<b>Lot</b>	
<b>Lot Size</b>	0.86 AC

## PROPERTY TAXES

Parcel Number  
363-171-011  
Land Assessment  
\$234,494  
Improvements Assessment  
\$25,407  
Total Assessment  
\$259,901

## MAP OF 31744 CASINO DR LAKE ELSINORE, CA 92530



**Listing ID:** 11038342

**Date Created:** 12/21/2017

**Last Updated:** 5/10/2023

**Address:** 31744 Casino Dr, Lake Elsinore, CA

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