



Ryan Jensen

9517107937



AVENUE 6 - Lake Elsinore Investment with I-15 Frontage

2.72 Acres of Commercial Land Offered at \$1,250,000 in Lake Elsinore, CA



INVESTMENT HIGHLIGHTS

- 2.72 Acres, 13 parcels
- Unobstructed views of Interstate 15
- Zoned:C2 General Commercial (wide range of commercial applications)
- Future hard corner lot via New Full Interchange at I-15/Franklin Street

PROPERTY FACTS

Price	\$1,250,000	Property Type	Land
Sale Type	Investment	Property Subtype	Commercial
Sale Conditions	Bulk/Portfolio Sale	Proposed Use	Hold For Investment
No. Lots	1	Total Lot Size	2.72 AC

1 LOT AVAILABLE

Lot

Price	\$1,250,000	Lot Size	2.72 AC
Price Per AC	\$459,559		

+/- 2.72 Acres (118,483 SF) consisting of 13 parcels. Zoned:C2 (General Commercial) property is situated in the heart of Riverside County with premium frontage of I-15 Freeway. Site is located on 6th Avenue & Franklin Street.

DESCRIPTION

Ryan Jensen of Tobias Commercial is pleased to exclusively present for sale +/- 2.72 acre (118,483 SF) C2 (General Commercial) zoned property situated in the heart of Riverside County with premium frontage of I-15 Freeway. Subject site is located on the West side of I-15. This site will be a future hard corner lot via New Full Interchange

at I-15/Franklin St
Property consists of 13 parcels and allows that allow a wide range of commercial applications such as retail uses, medical & professional office, hotels, service stations, automotive sales, churches, fitness clubs, community center, carwash, and much more. .

PROPERTY TAXES

Parcel Numbers

373-072-015

Land Assessment

\$100,682

Improvements Assessment

\$0

Total Assessment

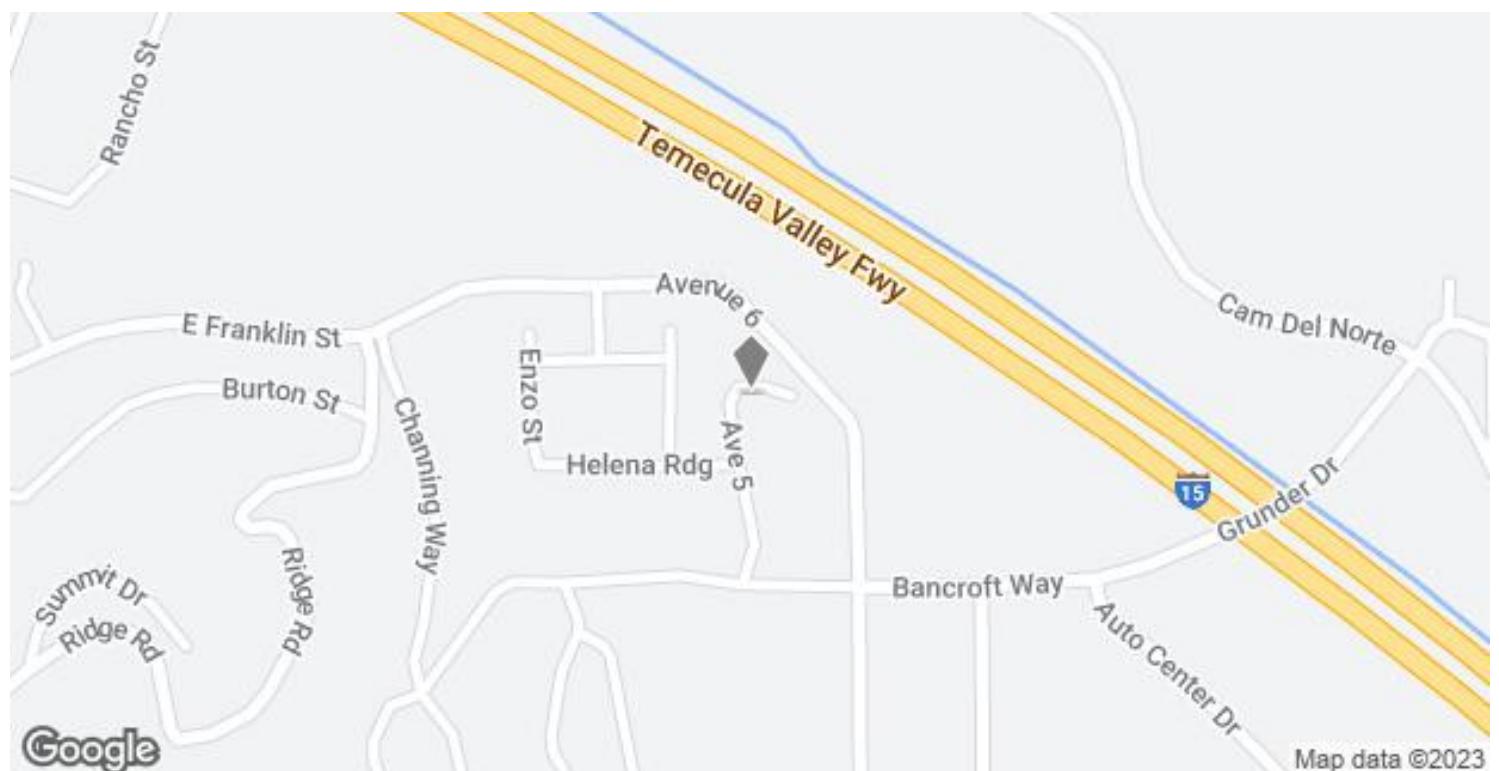
\$100,682

ZONING

Zoning Code

C2 (General Commercial)

MAP OF AVENUE 6 LAKE ELSINORE, CA 92530



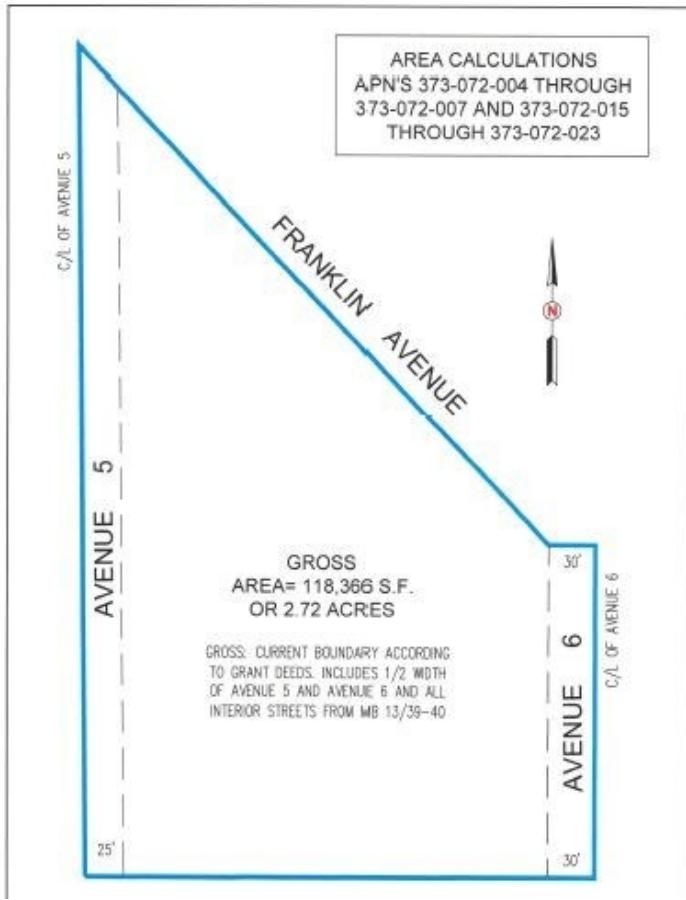
ADDITIONAL PHOTOS



photo 8



photo 3



area calculations



photo 2



CONTACT: RYAN JENSEN 951.710.7937

This document has been reviewed for contractual and legal information only. Tolans Environmental makes no representations, warranties or guarantees of any kind, expressed or implied, regarding the

new off ramp w. site

Listing ID: 11530612

Date Created: 2/8/2018

Last Updated: 5/1/2023

Address: AVENUE 6, Lake Elsinore, CA

