



## POTENTIAL DEVELOPMENT OPPORTUNITY



6105 Elizabeth Street

Riverside, CA 92506

<b>Purchase Price:</b>	Subject to fair market value
<b>APNs:</b>	225-074-012
<b>Lot Size:</b>	Approximately 5,199 Square Feet
<b>Site improvements:</b>	None. Vacant land to be sold in an as-is condition.
<b>Cross Streets:</b>	Elizabeth Street and Del Ray Court
<b>Street Frontage:</b>	Yes
<b>Corner:</b>	Yes
<b>Utilities:</b>	Yes
<b>Zoning:</b>	Single-Family Residential (R-1-7000)
<b>General Plan:</b>	Mixed Use– Neighborhood
<b>Environmental:</b>	Buyer to conduct its own due diligence
<b>Entitlements:</b>	Buyer to obtain entitlements for proposed development prior to close of escrow.
<b>Property Status:</b>	City owned– available for development

For more information, please contact Lisa Andresen  
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*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.*