



POTENTIAL DEVELOPMENT OPPORTUNITY

VACANT LAND FOR SALE



Iowa Grade Separation Surplus
 670 Iowa Avenue
 Riverside, CA 92507

Purchase Price:	Subject to fair market value.
APN:	247-150-1007 (portion)
Lot Size:	Approx. 56,808 sf/1.30 acres
Site Improvements:	None. Vacant land to be sold in an as-is condition.
Cross Streets:	Iowa and Citrus Avenues
Street Frontage:	Yes
Corner:	Yes
Utilities:	Yes
Zoning:	Business Manufacturing Park (BMP)
General Plan:	Business/Office Park (B/OP)
Environmental:	Buyer to conduct its own due diligence.
Entitlements:	Buyer to obtain entitlements for proposed development prior to close of escrow.
Property Status:	City-owned. Disposition subject to City Council approval to sell.

For more information, please contact Patricia Villa at (951) 826-5330 or via e-mail at pvilla@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.