FOR SALE  |  RESIDENTIAL LAND
204 S 3RD AVENUE, LA PUENTE, CA 91746

PROPERTY FEATURES
- Located within close proximity to the I-10, I-605, and I-60 Freeways.
- Adjacent to larger industrial zoned property; Potential joint development opportunity.
- Located on border between residential and industrial zoned properties.
- Located near recently completed Puente Avenue grade separation project.
- Located in Avocado Heights Community Planning Area of Los Angeles County.

PROPERTY DESCRIPTION
- Lot Size: 9,075 square feet
- APN: 8206-009-906
- Zoning: Light Agricultural
- Zoning allows for residential development with a minimum of 5,000 sq ft per lot.

Asking Price:
$180,000

- Sales Commission: 2% of Asking Price¹

¹ Commission paid to Buyer’s Agent
POTENTIAL JOINT DEVELOPMENT OPPORTUNITY

The adjacent, northeast parcel can potentially be purchased in conjunction with the subject parcel for development.