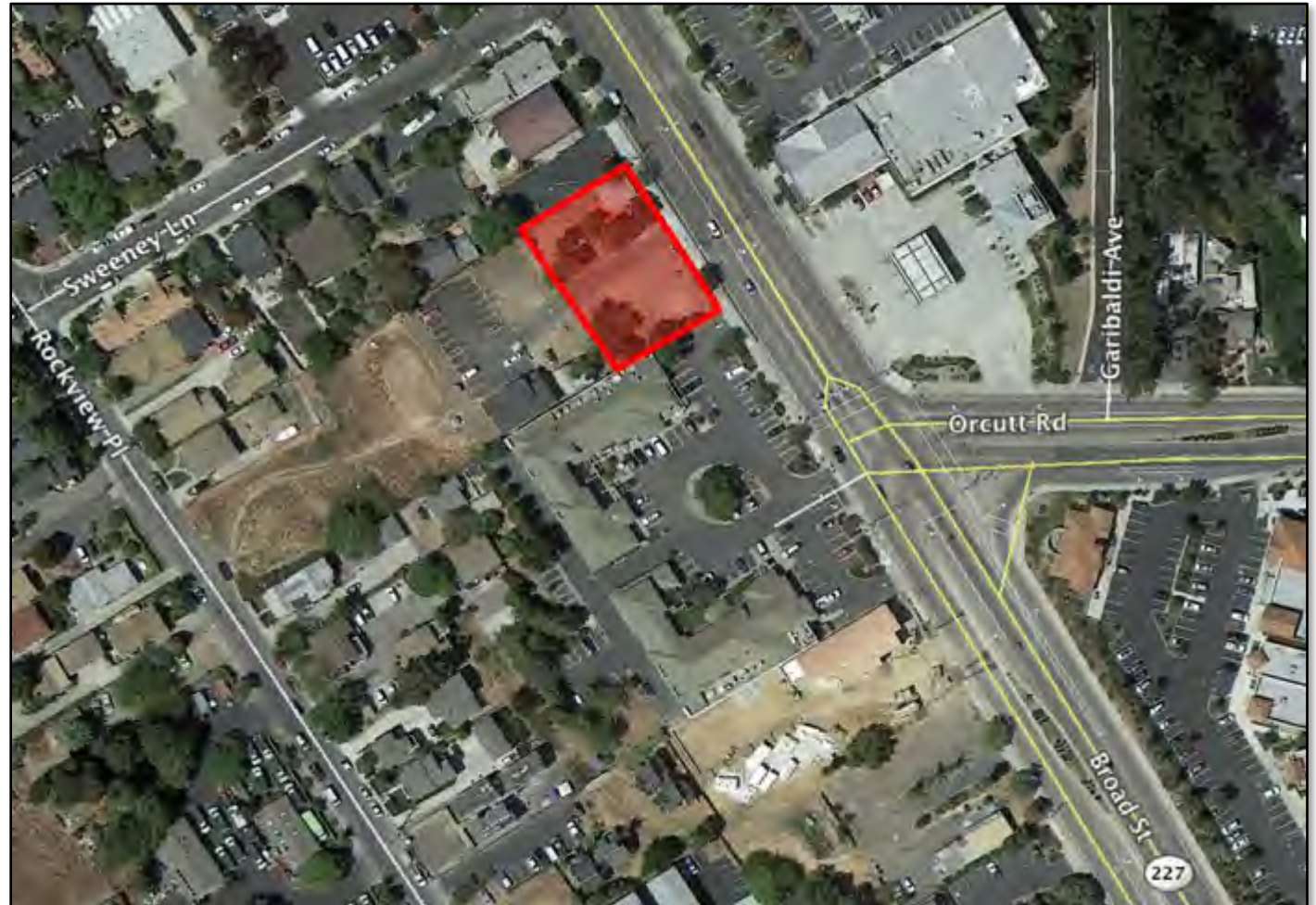


- Two adjacent parcels totaling .41 acres
- Located on the Broad Street Corridor next to Crossroads Center
- Zoned - CR
- Excellent development potential
- **Price Reduction: \$799,000**
- Existing house on-site has rental income of \$1,600/month while you process plans
- Additional information available upon request



This property consists of 2 adjacent parcels both with Broad Street frontage. The total area of both parcels is .41 acres. Great development potential.

Parcel Characteristics	
APN:	004-583-052 & 004-583-053
Legal Description:	Per title report
Land Use Zones:	Commercial Retail
Utilities:	Available
Gross Square Feet – both lots:	Approximately 18,052

