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FOR SALE

Orange Cove Lots

DESCRIPTION:

Available for sale are two lots located within the City of Orange Cove, California.

Lot #1: The lot is approximately 35,200 square feet or 0.81± acres. The parcel is zoned for commercial use.

Lot #2: The lot is approximately 36,800 square feet or 0.84± acres. The parcel is zoned for industrial use.

LOCATION:

Lot #1: Located on the southeast corner of 12th Street and E Street.

Lot #2: Located on the west side of 5th Street, just south of W. Railroad Street.

LEGAL:

Fresno Co.

APN: 375-051-06 (0.81± acres) zoned Commercial

APN: 375-200-61 (0.84± acres) zoned Industrial

PRICE/TERMS:

Lot #1 is being offered at \$100,000 cash.

Lot #2 is being offered at \$80,000 cash.

The parcels can be purchased together or separately.

**0.81± and 0.84± Acres
Fresno County, California**



Lot #1



Lot #2

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

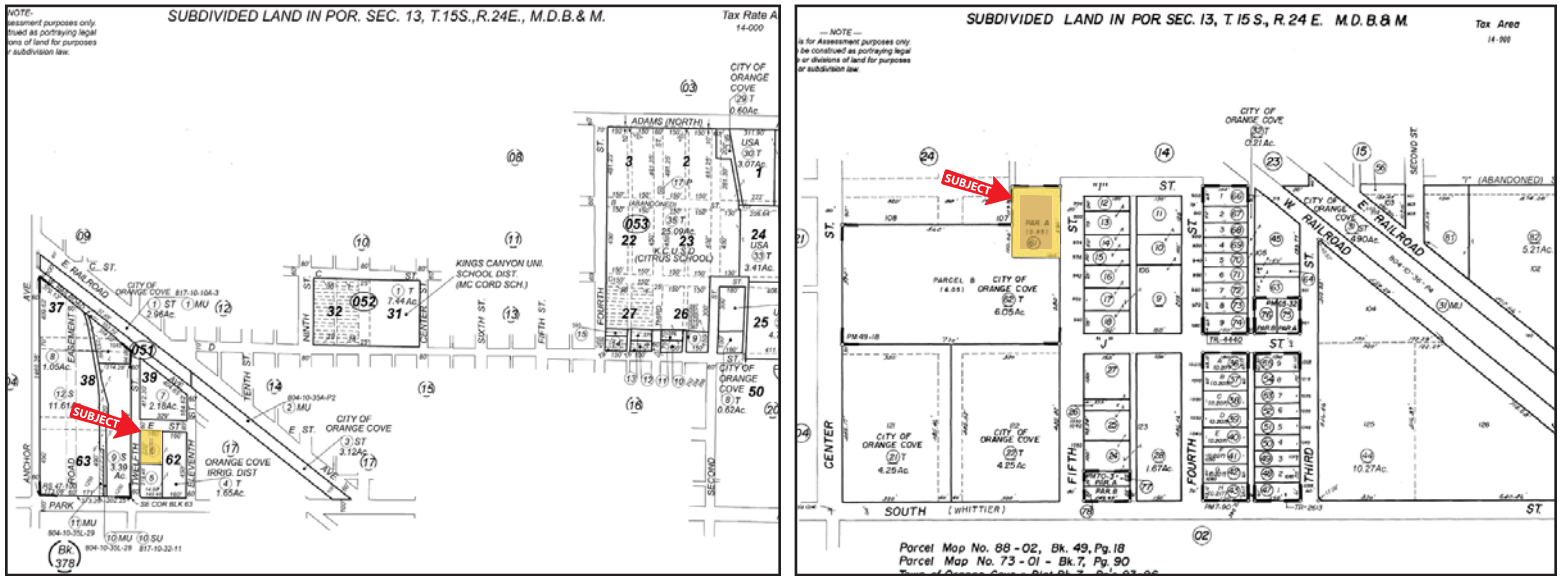
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CA DRE #00020875

LOCATION MAP



APN MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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