

2,000± SF SHOP ON 2.53± AC FOR SALE

22024 E. LIBERTY ROAD, CLEMENTS, CA

APN: 021-200-25
SHOP BLDG: 2,000± SF
MODULAR OFFICE: 250± SF
LAND: 2.53± AC
GL DOORS: Two (2)
ZONING : C-X (Crossroads Commercial)

FEATURES:

- Currently used as modular home sales yard
- Large fenced/compacted gravel yard
- Well water and septic
- Flexible zoning allows for numerous uses such as modular home sales, trailer sales, equipment sales, etc.
- Adjacent property currently in process of opening convenience store
- Planned traffic signal for Liberty Road / Hwy 88
- Traffic Count: 10,700 Cars ADT (Hwy 88/Liberty Rd.)

SALE PRICE: \$549,000

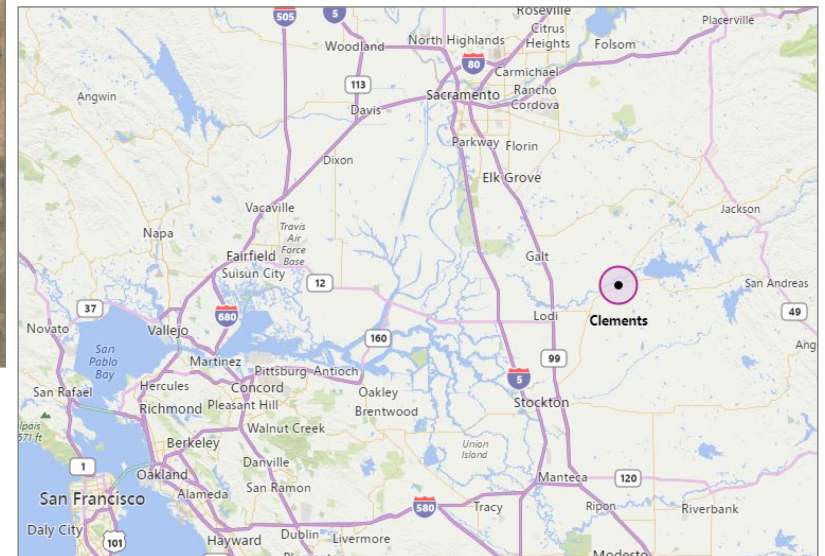
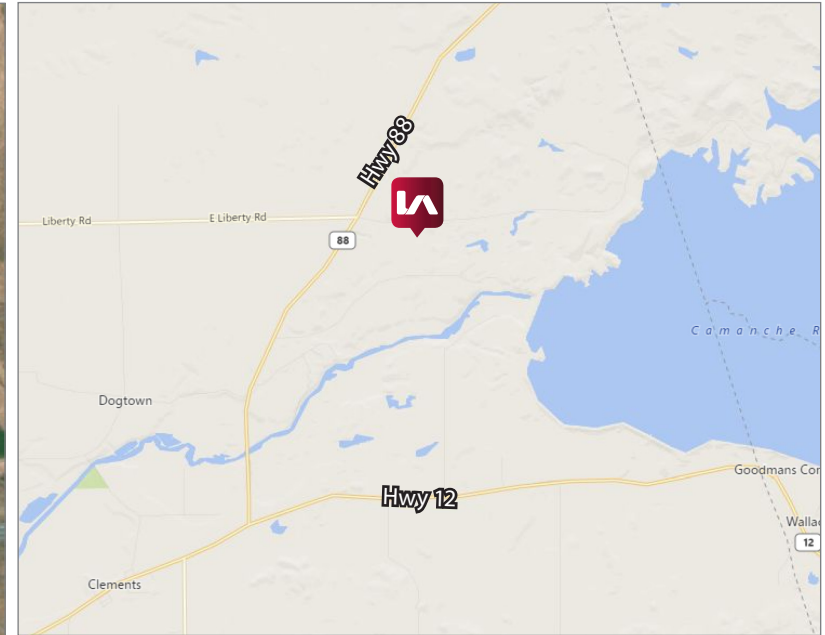


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