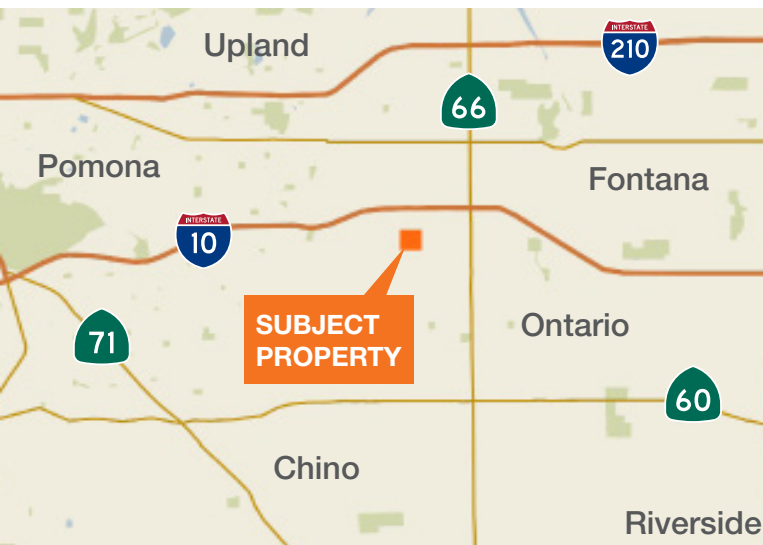


# 42,200 SF LAND FOR SALE

## 1129 West 4th Street

Ontario, CA 91762



### FEATURES

Court-ordered sale

Prime commercial development site

Densely-populated area

Demolition of existing improvements under way. Corner restaurant (1,250 SF) to remain.

Remaining tenant month to month paying \$2,600/month

Asking price - \$975,000 (\$23.10/SF)

Sale is subject to court approval

### CONTACT

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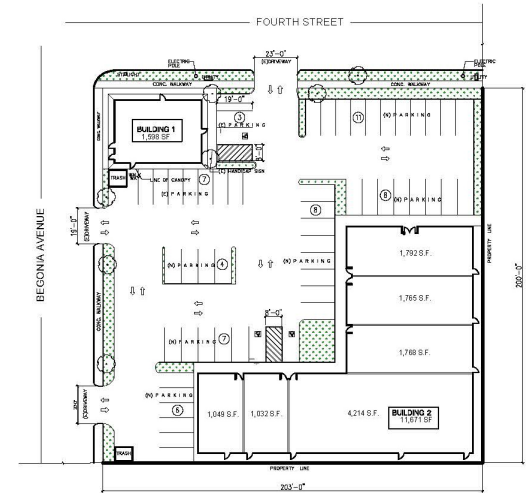
# 1129 West 4th Street

Ontario, CA 91762

## PROPOSED REDEVELOPMENT



## EXISTING CONDITION



SITE PLAN AREA: 41,000 SF - 0.94 AC

BUILDING #1 FOOTPRINT: 1,598 SF  
BUILDING #2 FOOTPRINT: 11,671 SF  
TOTAL BUILDING AREA: 13,269 SF

PARKING ANALYSIS  
RETAIL 1/250 SF OF GFA 6 spaces minimum  
13,269/250 = 53  
REQUIRED - 53 STALLS  
PROVIDED - 54 STALLS

SITE PLAN

SCALE: 1/84" = 1'

