

FOR SALE

±2.00_{AC}

227 N MAGNOLIA AVE

Anaheim, CA



Eric Knowles
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Robert Fletcher
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Lic #01706060

km Kidder
Mathews

227 N Magnolia Avenue

Anaheim, CA

PROPERTY FEATURES

87,120 SF gross land area

Located on North Magnolia Avenue in Anaheim

Easily accessible to I-5, highway 91 and Beach Boulevard

Unique opportunity to acquire an exceptional, highly visible location

26,000 average daily traffic count

Site is level

Owner is processing a Tentative Tract Map to create a new parcel

APN: 070-161-16

SUBJECT
PROPERTY

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PERMITTED ZONING USES

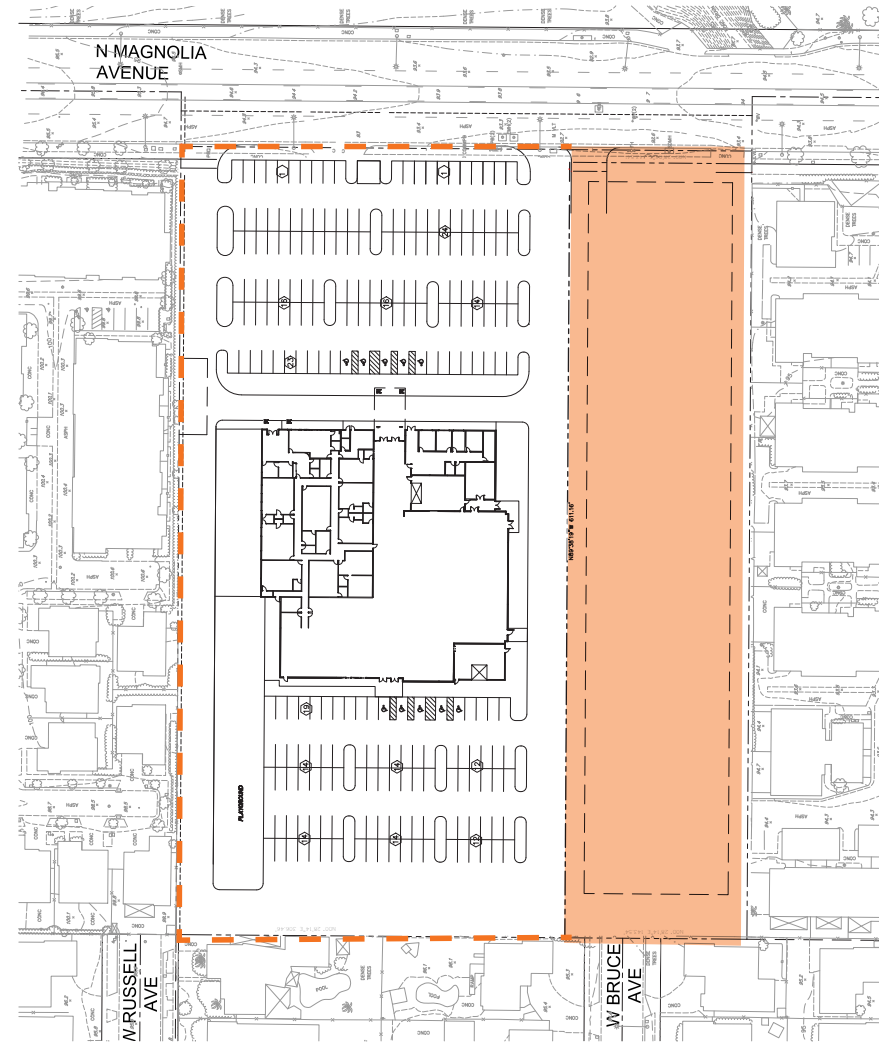
Presently, the site is zoned T (Transitional). However, the City is interested in residential at the subject site.

Surrounding residential is RM-2 and RM-3.

RM-2, Multiple-Family Residential Zone, is intended to provide an attractive, safe and healthy environment, with townhouses and other low-rise, attached, single-family units with a minimum building site area per dwelling unit of three thousand (3,000) square feet.

RM-3, Multiple-Family Residential Zone, is intended to provide an attractive, safe and healthy environment, with multiple-family units with a minimum building site area per dwelling unit of two thousand four hundred (2,400) square feet.

Table 6-A Primary Uses: Multiple-Family Residential Zones			P=Permitted by Right C= Conditional Use Permit Required
	RM-2	RM-3	Special Provisions
Residential Classes of Uses			
Dwellings- Multiple Family	P	P	Subject to § 18.38.100; affordable housing may be developed pursuant to Chapter 18.50
Dwellings- Single Family Attached	P	C	Dwellings requiring a conditional use permit are subject to § 18.06.160
Dwellings- Single-Family Detached	P	P	(a) Allowed only when combined with single-family attached dwellings within the same project; in the RM-1 Zone, attached housing must be oriented toward any major or primary arterial or (b) one single-family detached dwelling allowed on one legal lot in existence on the effective date of Ord. 5920, using the RS-2 and RS-3 Zone based on lot size
Residential Care Facilities	P	P	Subject to §18.36.030.050
Senior Citizen Housing	C	C	Subject to Chapter 18.50



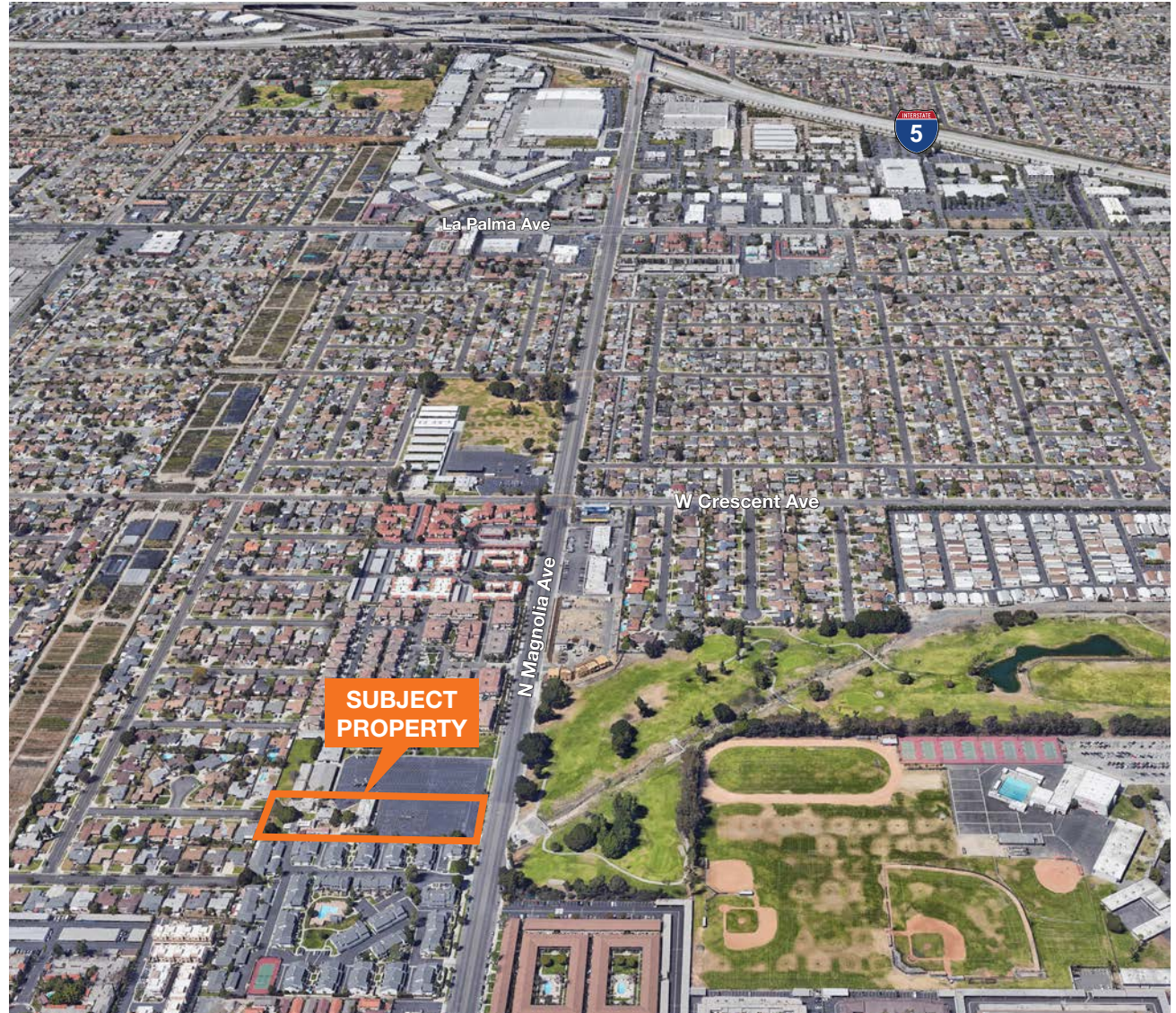
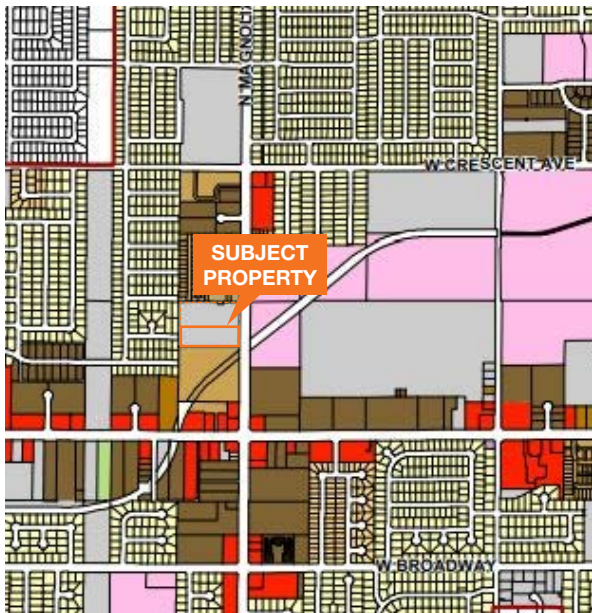
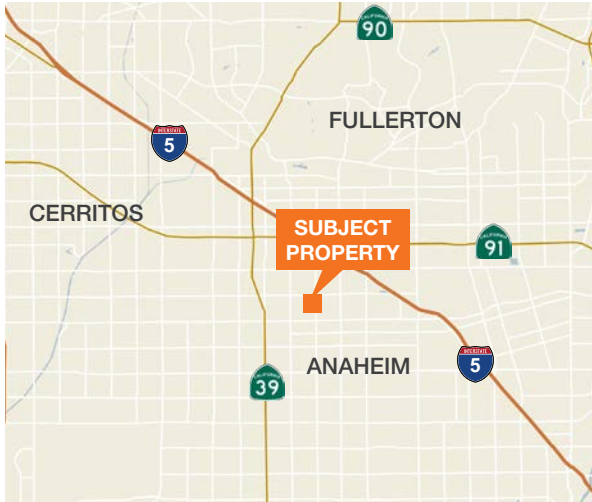
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