

Profile 1 of 1

**Summary (66645)**

**Land - 1.05 Acres  
41166 Elm St. &  
Madison Ave.  
Murrieta, CA 92562**

<b>County:</b>	Riverside
<b>Market:</b>	Southwest Riverside County
<b>Sub Market:</b>	Murrieta
<b>Property Near:</b>	SEQ Elm St. & Madison Ave.
<b>Land Size (SF):</b>	45,738 SF
<b>Land Size (Acres):</b>	1.05 Acres

**General Listing/Transaction Information**

<b>Asking Price:</b>	\$526,000.00 \$11.50 Per SF
<b>Price/Acre:</b>	\$500,952.38
<b>Transaction Type:</b>	Sale

**Contacts**

<b>Listing Broker(s)</b>	Charley Black Lee & Associates - Temecula Valley 951.445.4507 cblack@lee-associates.com
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**Site**

<b>Parcel Number:</b>	910-210-028
<b>Zoning:</b>	BP
<b>Topography:</b>	Graded
<b>Land Condition:</b>	Curb/Gutter

**Utilities**

<b>Gas:</b>	In Street
<b>Water:</b>	In Street
<b>Sewer:</b>	In Street
<b>Power:</b>	In Street
<b>Phone:</b>	In Street

**Comments**

**Listing Comments:** Hard to Find "Finished" Industrial Parcel. Low Tax Rate Area. All Utilities In Street (Verify).