

Available Acres: 8.58

Available SF: 373,745



**Address:** 41529-41591 Ivy St, Murrieta, CA 92562  
**Cross Streets:** Ivy St / Jefferson Ave

**8.58 Acres On The Corner of Ivy St & Jefferson Ave In The Historical Murrieta District  
Existing Tenants On Short Term Leases  
Owner May Sell Parcels Individually (4.03 Acres/4.55 Acres)**

**Price/SF:** \$10.50

**Available SF:** 373,745

**Region:** Inland Empire South

**Rail Service:** No

**Fenced:** Yes **Paved:** No

**Land Desc:** Misc

**Sale Price:** \$3,924,323

**Acres:** 8.58 **Min Acres:** 4.03

**Specific Use:** Other

**Lot Size:** 373,745 SF / 8.58 AC

**Bldg SF Desc:** Misc

**Zoning:** VCN/VMU

**Thomas Guide:** --

**APN:** 906-080-052

**Utilities:**  Gas  Water  Sewer  Electric  Telephone  Fiber Optic/Broadband

**Utilities Comments:** Buyer to Verify.

**Listing Company:** S.D. Herman Company - Los Angeles (213) 747-6531

**To Show:** Call Agent

**Agents:** Sean Herman (213) 747-6531x316, Gary Herman, Sr. (213) 747-6531x314

**Property/Listing #:** 2769084/1685488

**Listing Date:** 07/21/2016

**FTCF:** CB000N000S300/AOAA

