

LAND FOR SALE



HIGH VISIBILITY COMMERCIAL LAND FOR SALE

Telephone Rd. & CA-118/Wells Rd. Ventura CA 93004

FOR SALE: \$329,000

Location: City of Ventura

Zoning: T4.10 (General Commercial Zoning)

39,000 vehicles Annual ADT.



BUENGER

Commercial Real Estate, Inc.

3600 South Harbor Blvd. Oxnard, CA 93035. (805) 985-1007, Info@BuengerInc.com CalDRE #01378022



Property Highlights:

- Area: 12,464 Sq-Ft / Useable 10,931 Sq.-Ft
- Location: City of Ventura
- Zoning: T4.10 (General Commercial Zoning)
- Frontage: 220-ft with signalized corner

Location Highlights

- Located adjacent to large scale development & revitalization projects
- Exposure to over 39,000 vehicles Annual ADT.
- Located on major corridor between Santa Paula, Ventura & Oxnard
- Ideal East Ventura location with access to 101-Fwy, 126-Fwy, & CA-118.



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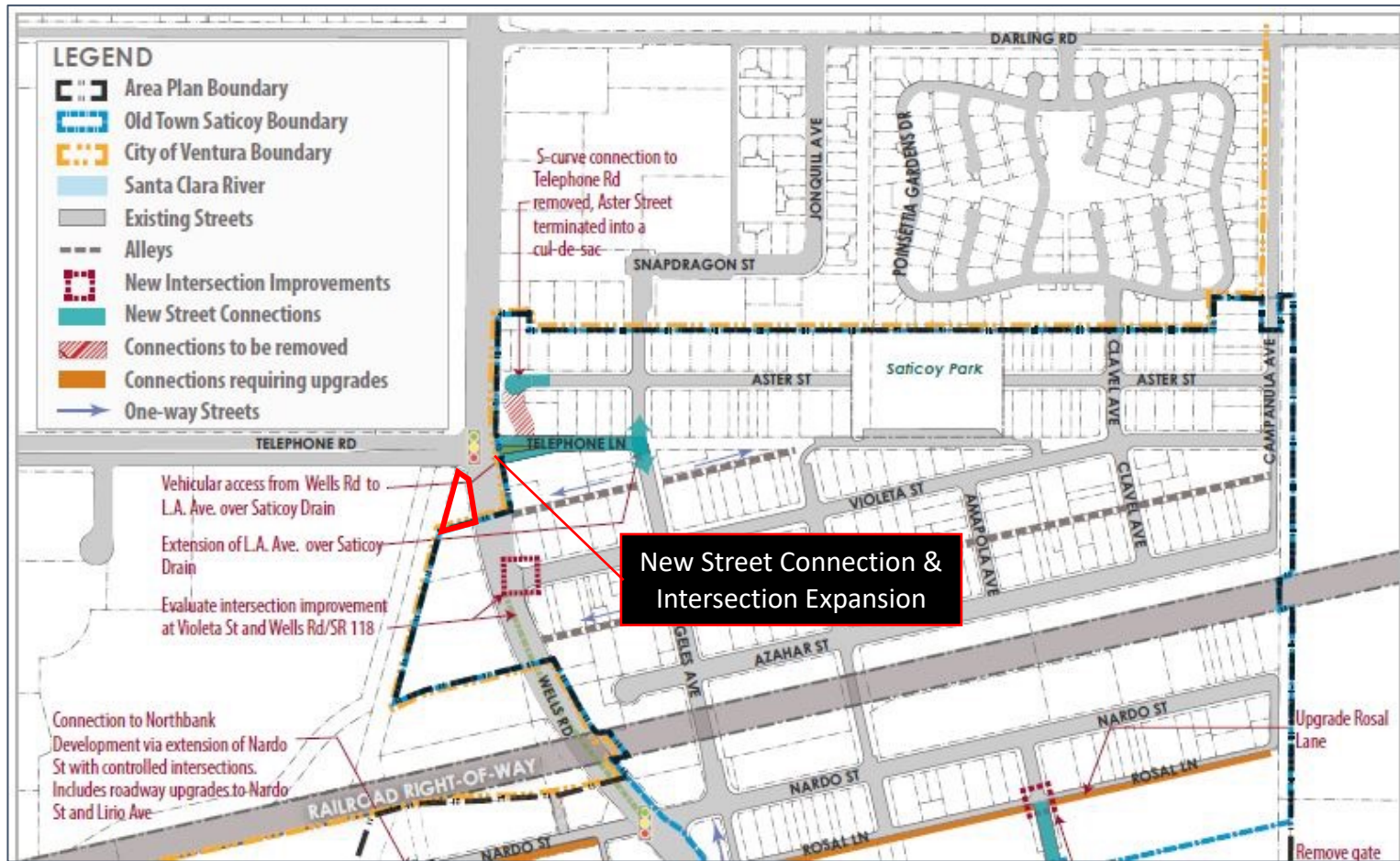
East Ventura (Saticoy) Highway 126 / Wells Road Corridor

The Highway 126 Wells Corridor is an up-and-coming area in the City of Ventura. The area is not only the epicenter for new development in Ventura, but also serves as the main corridor between Highway 126 and the City of Oxnard. The corridor has an average of 39,000 Annual commuters who use the corridor as a main artery to connect with Interstate 5.



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ZONING

Urban General Zone (T4.10)

The 2005 General Plan, along with the Saticoy & Wells Community Plan for the Wells Corridor Area, envision neighborhoods with walkable, reasonably scaled blocks and building types that generally relate well to pedestrian traffic.

The T4 zone achieves a balanced mix of residential and neighborhood serving commercial uses within a walkable setting. The design intent of the T4.10 Zone is to encourage mixed-use and higher density residential infill development within the areas mapped on the Regulating Plan, to achieve the goals of the General Plan, and the Saticoy & Wells Community Plan.

Allowed Uses and Permit Requirements	T4.10
Industry, Manufacturing & Processing, Wholesale	
Lab- Med Analytics	UP
Printing / Publishing	UP
Research and Development	UP
Recreation Education and Public Safety	
Adult Business	--
Community Meeting	UP
Health / Fitness	UP
Cultural and Library Sources	--
Live Entertainment	--
School Public	P
School Private	UP
Studio Art Dance, martial Arts, music etc.	P
Residential	
Dwelling unit	P
Dwelling- Second Unit/ Carriage House	P
Dwelling Single	P
Home Occupation	P
Live Work	P
Residential Accessory Use or Structure	P
Special Residential	UP
Retail	
Bar Tavern Night Club	--
Farmers Market Certified	DP
Gas Station	UP
General Retail, except any of the Following	P
Alcoholic Beverage Sales	UP
Auto or Motor Vehicle related sales and service	--
Drive through Facility	--
Restaurant	--
Thrift Stores	DP
Services Financial Professional	
Bank Financial Services	--
Business Support Services	--
Medical / Dental	--
Office	--
Services General	
Catering Service	--
Day Care	UP
Drive Through Service	--
Emergency Shelter	P
Lodging	--
Mortuary Funeral Home	--
Personal Services	--
Transportation Communication Infrastructure	
Parking Facility, Public or Commercial	--
Wireless Telecommunications Facility	--
Transit Station or Terminal	--

P = Permitted Use UP = Use Permit Req
DP = Directors Permit Req --- = Not Allowed



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