

534 SANTA CLARA STREET

FILLMORE, CA 93015 | MLS #: 216004077

\$1,999,000 |



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Incredible opportunity for developers, investors, flippers, owner/users. Rare offering for 5 contiguous parcels of commercial, office, retail, residential, mixed use land totaling 62,825 sf. Prominently situated on one of the main corridors in all of Ventura County with 30,000 vehicles driving by everyday: 150' of frontage on Hwy. 126 and 125' of frontage on Santa Clara St directly across the street from the bus stop. Develop some, sell the others. Many, many opportunities with this portfolio of properties. One parcel has a 5,300 sf cement block building and one has a 1,350 sf residential house which was built in 1910. APNs included in this offering are: 053-0-093-160, 053-0-093-010, 053-0-093-020, 053-0-093-035, and 053-0-093-040. The city would allow high-density housing of 50 units per acre. Make your move today on this gem. Offered at \$1,999,000.

- 5 Contiguous Legal Parcels
- High Traffic Visibility on Hwy. 126 with 30,000 cars daily
- 62,825 Square Feet of Land
- 2 Buildings: 1 Industrial, 1 Residential
- 150' of Frontage on Hwy. 126
- 125' of Frontage on Santa Clara St.
- Good for Commercial, Retail, Mixed Use, Office, High Density Housing
- Incredible Opportunities for Development



AGENT INFORMATION



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ABOUT PETER ELLERMANN

Peter Ellermann, Broker/Realtor, represents both buyers and sellers in Ventura County. He sells homes, ranches, raw land, commercial buildings, and industrial buildings. Pete strives for Exemplary Agency Representation for each of his clients; from the investor or manager of a portfolio to the owner or buyer of a condominium. Here's his mission statement: "As a professional representative..."

Disclaimer: All information deemed reliable but not guaranteed.