



FOR *Sale*

- 2531, 2551, & 2552 MITCHELL CT MADERA
- APPROXIMATELY 52,210 SQUARE FEET
- BUY ALL (3) LOTS FOR LARGER COMMERCIAL FOOTPRINT OR BUY JUST (1) LOT

(3) Madera Commercial Lots For Sale!



This approximately 17,402-square-foot parcel is zoned C-2 Commercial and is located on the Westside of Madera, offering a versatile opportunity for a wide range of commercial uses. Its flexible commercial zoning provides an opportunity for a variety of potential uses, including automotive service, contractor office and yard operations, professional offices, trades businesses, retail showrooms, specialty retail, repair services, and other light- or heavy-commercial operations, subject to applicable city approvals and permitted uses.

The level, build-ready lot is located on a paved cul-de-sac with streetlights, curb and gutter improvements and offers excellent frontage and convenient access just off Granada Road.

An additional advantage is that the neighboring parcel is also available for sale, offering a potential opportunity to acquire both lots and create a larger commercial footprint. The neighboring parcel is separately owned and is offered at the same asking price as this property, providing buyers with the flexibility to purchase one parcel or explore the possibility of assembling both lots.

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* All square footage values shown are approximate