

FOR SALE

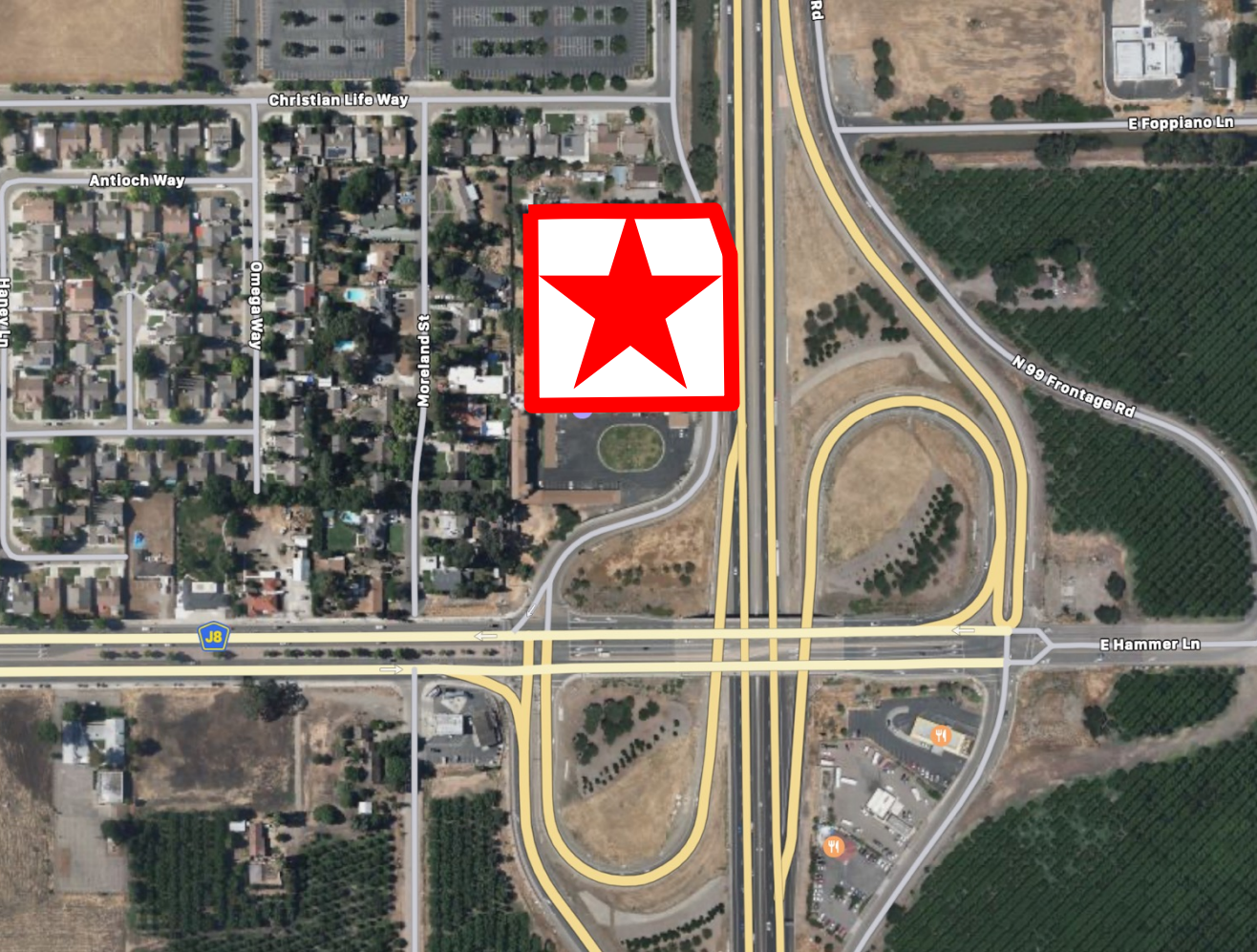
**3.28 +/- Acres
Commercial Lot**

\$1,500,000

**8103 N Highway 99,
Stockton, CA 95212**

<https://bizandland.com/8103>





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Commercial

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APN# 126-100-080

San Joaquin County

Property Highlights

Central California Location

Visible from Highway 99

Easy to get in and get out

227' front on Highway Frontage 99

Many possibilities:

ZONING: C-FS

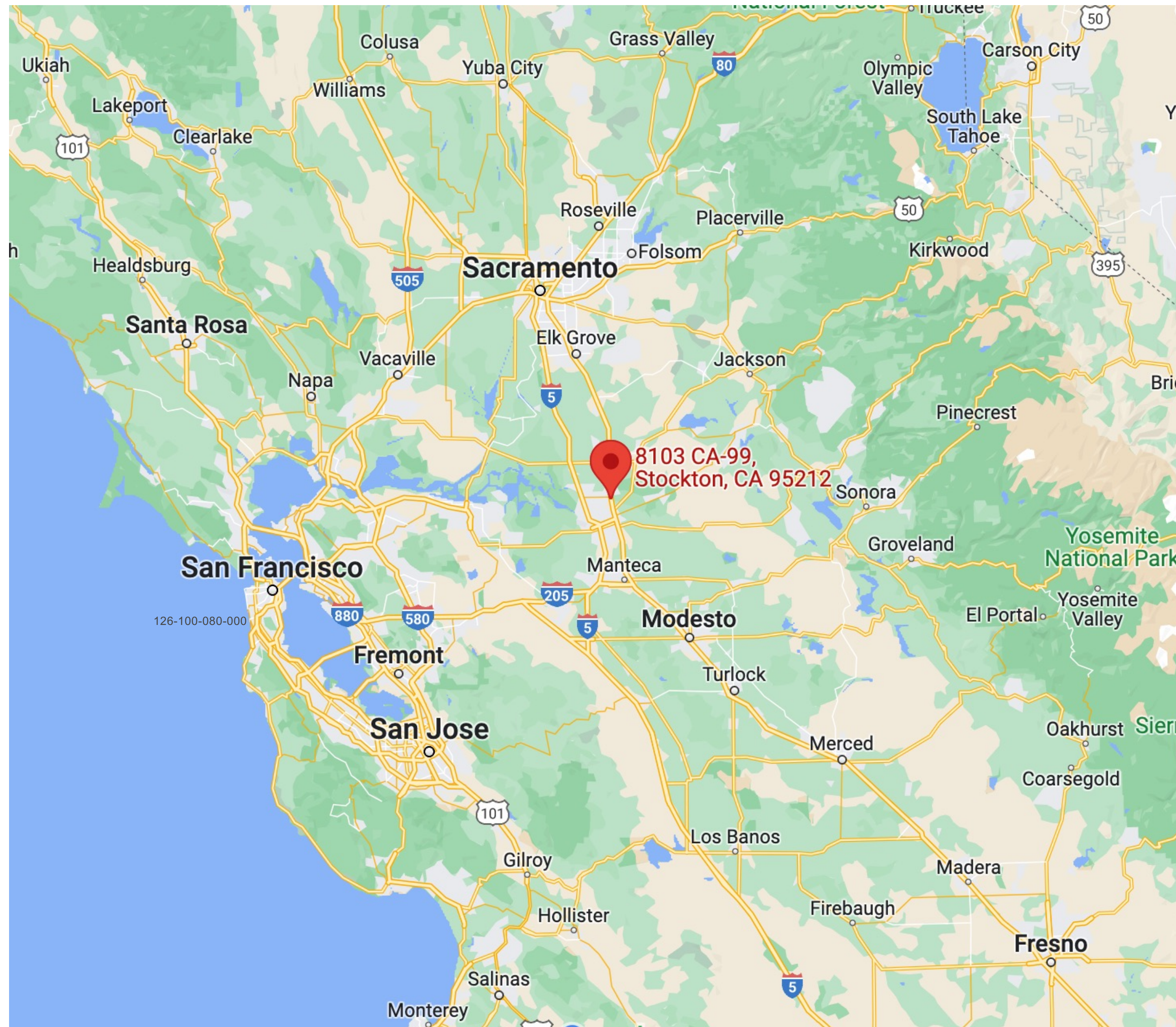
FREEWAY SERVICE COMMERCIAL

DO YOU HAVE A VISION?

PLEASE REVIEW NEXT PAGE FOR USES

<https://bizandland.com/8103>

SELLER CARRY POSSIBILITY!





COMMERCIAL

ZONING

<https://bizandland.com/8103>

PERMITTED USE:

Group Care (small), Family Day Care Homes, Crop Production, Utility Services (small), Boutique Sales, Garage Sale, Motion Picture Filming, Temporary Building Incidental to Construction Works

USE PERMITTED WITH IMPROVEMENT PLAN:

Communication Services (Type I), Public Services (Administrative), Recycling Services (Consumer),

USE PERMITTED SUBJECT TO SITE APPROVAL:

Automotive Rentals, Cleaning, Parking, Communication Services (Type II), Establishments (Convenience & Full Service), Equipment Sales & Repair (Leisure), Gasoline Sales (Service, Combination), Liquor Sales (On-Premises), Lodging Services (Bed & Breakfast, Motel), Produce Sales (Agricultural Store, Small), Public Services (Essential), Recreation (Parks), Retail Sales & Services (Primary), Signs (Off-Premises), Truck Sales and Service (Cleaning), Utility Services (Major)

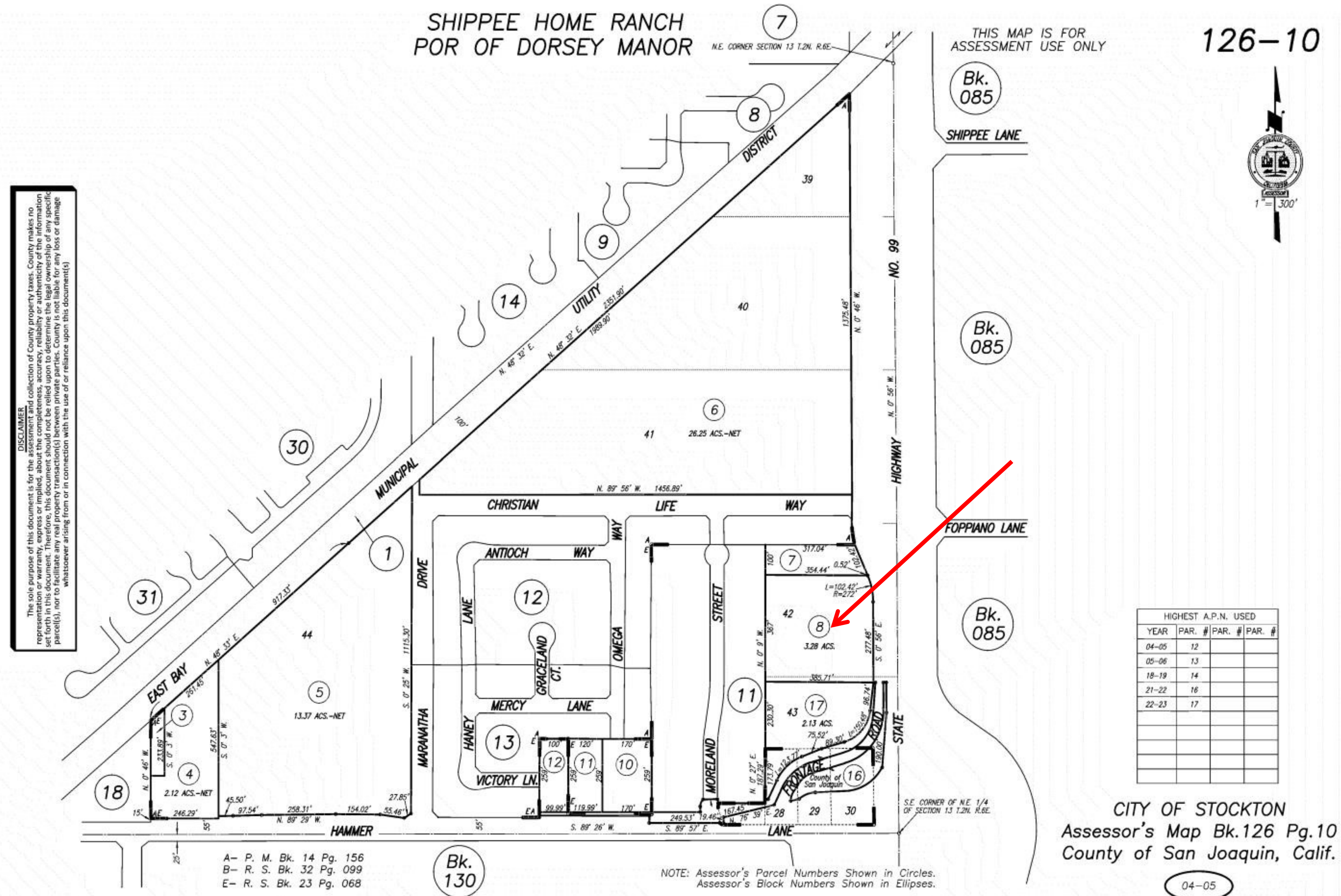
For further zoning information, see attachment 'DETAILED ZONING INFORMATION' on Listing Website

OTHER USES (Apartment Complex, Truck Yard/Parking, Warehouse) MAY BE POSSIBLE WITH REZONING!

Property location is considered to be in an Urban Community in San Joaquin General Plan. For further zoning/rezoning question, visit Community Development Department of San Joaquin county <https://www.sjgov.org/commdev> or call (209) 468-3121

Tax Map

<https://bizandland.com/8103>



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**FOR MORE PICTURES,
VISIT LISTING WEBSITE:**

<https://bizandland.com/8103>



3.28 +/- ACRES

ZONING: C-FS
Freeway Service
Commercial

INTEGRITY TRUST SERVICE

CONTACT:

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BROKER ASSOCIATE

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CENTURY 21 COMMERCIAL

ADVANCED COMMERCIAL ADVISOR



<https://bizandland.com/8103>

*Stay in touch to
excel in life!*



Specializing in:

**BUSINESS
COMMERCIAL
AGRICULTURAL**

CENTURY 21 SELECT REAL ESTATE INC.

409 CENTURY PARK DR, YUBA CITY, CA 95991