

If You Build It, They Will Come! 1.85 ACRES FOR SALE ~ COBB, CA!



15465 Highway 175, Cobb, CA 95426

WEB: 15465Highway175.com

- » **MLS #:** LC21202632
- » Land | Lot: 80,586 ft² (1.85 acres)
- » Great Cobb Mountain, CA Location! Zoned C1 - Lots of Available Uses!
- » Existing Water Meter and Septic On Site
- » Property is located close to everything!
- » Short distance to shopping, school, church, golf and more!
- » Great Visibility Along Highway for your New Business! Live-Work Opportunity as well - Commercial with Residential Accessory Dwelling is Possible!



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OUTSTANDING OPPORTUNITY IN COBB, CA! This vacant parcel boasts 1.85 acres, level terrain and easily accessible location! Zoned C1, this property has many uses - Retail, Hair Salon / Barber Shop, Dry Cleaners, Laundromat, Food Services - Coffee Shop, Professional Services and Medical Services. Previous structures were lost in the Valley Fire so there is an existing water meter and septic system on site. Property has an existing pull through concrete driveway and plenty of parking space. Located close to Boggs Mountain State Forest and a short distance to shopping, golf courses, school and church, this property could be ideal for your business!

