



## PRIME INFILL COMMERCIAL SITE | OFFERS CONSIDERED

16805 Sierra Highway | Canyon Country, CA 91351

### OVERVIEW

Rare infill commercial opportunity located along Sierra Highway, a primary arterial serving Canyon Country. This is not raw land—key infrastructure and environmental work are already complete, offering a streamlined path for redevelopment or owner-user acquisition.

### PROPERTY HIGHLIGHTS

- Zoning: LCC3 – Community Commercial
- Utilities: Water, sewer, and power on-site & operational
- Environmental: Phase I & Phase II completed
- Existing improvements considered value-neutral / redevelopment
- High-visibility frontage on a major commercial corridor

### POTENTIAL USES (Buyer to Verify)

Retail • Office • Medical • Mixed-Use • QSR (subject to approval)

### OFFERING DETAILS

Pricing: **Call for Pricing and Additional Details**

Delivery: Vacant

### Cassidy Cook

Coldwell Banker Commercial

661-231-5783 | ccookre@gmail.com

DRE #01180999

Information deemed reliable but not guaranteed. Buyer to independently verify all information including zoning, permitted uses, utilities, environmental status, and development feasibility. Property sold AS-IS, WHERE-IS.