

ENTITLEMENTS COMPLETE 8 APARTMENT UNITS

RARE OPPORTUNITY *for* DEVELOPERS



COASTAL SOLANA BEACH DEVELOPMENT

WILLIAM L. EDWARDS, CCIM
PRINCIPAL/BROKER
CA. License # 00648399
619-806-0671

COASTAL SOLANA BEACH DEVELOPMENT

.94 ACRES

\$3,120,000.00

PRICE REDUCED!

ENTITLED FOR 8 APARTMENT UNITS

IDA Avenue Apartments
SOLANA BEACH, CA. 92075

A.P.N. 298-162-37

Floor Area Ratio Plan	Covered Exterior Area	2,077 s.f.
	Second Floor Area (Gross)	6,498 s.f.
	First Floor Area (Gross)	8,253 s.f.
Total Area Contributing to FAR		<u>16,828 s.f.</u>
Gross lot Area = (.94 Acres)		40,830 s.f.
Net lot Area =		39,980 s.f. (-853 s.f. R.O.W DEDICATION)
F.A.R PROVIDED =		16,828/39,980 s.f. = 42
F.A.R ALLOWED =		.75



IDA AVENUE OVERVIEW



REAR YARD VIEW FROM NORTH



STREET VIEW FROM SOUTH



REAR YARD VIEW FROM SOUTH



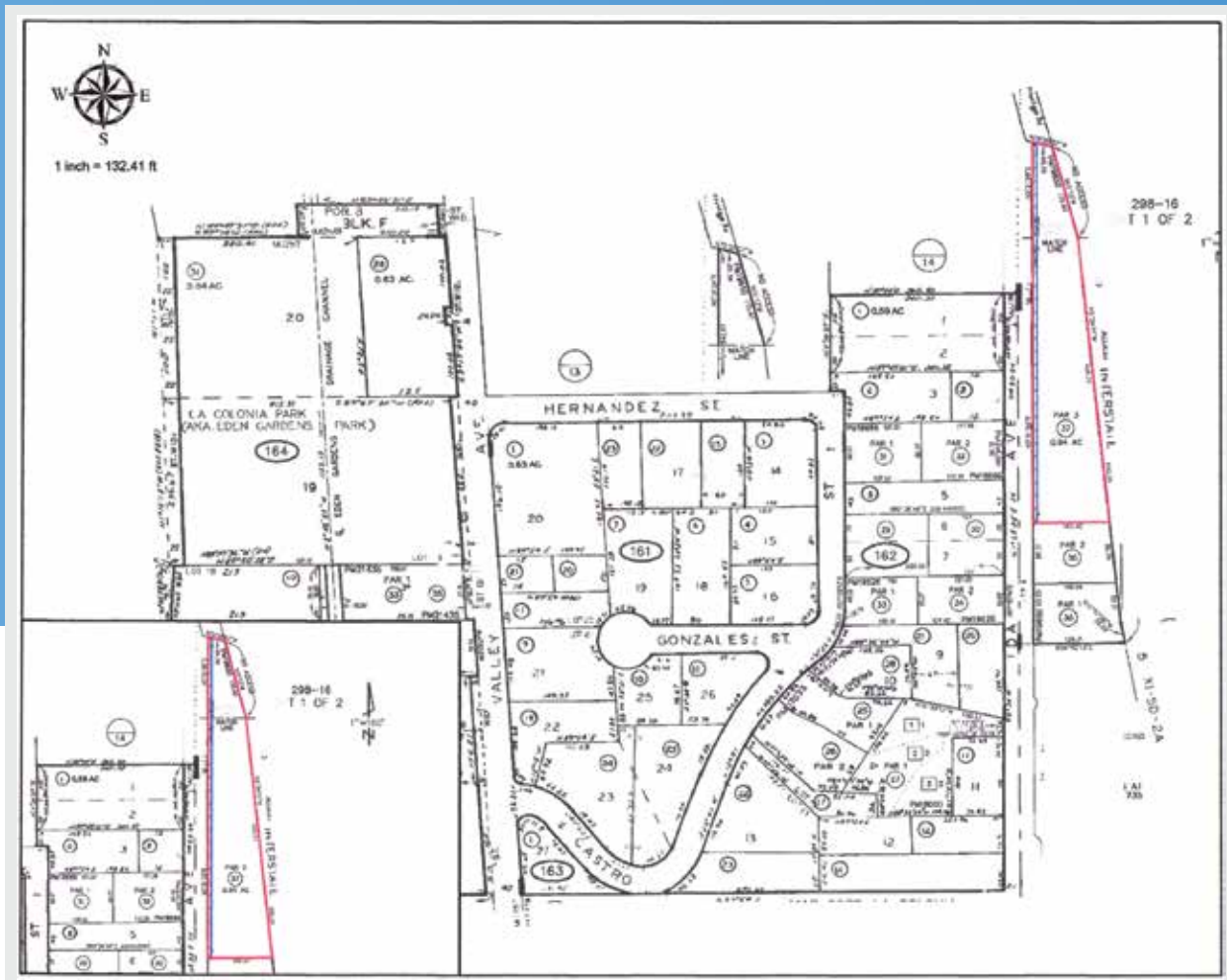
SITE VIEW











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CA. License # 00648399

www.ccimsandiego.com

larryedwards295@gmail.com

619-806-0671

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