



**\$140,000 USD**

## Cerritos/Pesca-Genri

Pacific

PROPERTY TYPE <b>Land</b>	AREA <b>1,402 m<sup>2</sup></b>
BEDROOMS <b>0</b>	BATHROOMS <b>0</b>
MLS NUMBER <b>26-777</b>	

# Description

WATER ONSITE!

Flat 1,402 m<sup>2</sup> lot on a quiet dead-end street in El Pescadero, approximately a 10-minute walk to San Pedrito Beach and near local dining including Coyote Restaurant. Sunrise views stretch over a neighboring mango huerta toward the Sierra de la Laguna mountains, with dark-sky stargazing and ocean sounds in the mornings.

Level topography allows for a straightforward build with no HOA restrictions. CFE power and municipal water are nearby but not currently connected. Title held in fideicomiso; zoned single-family residential.

The surrounding area continues to see quality residential development, positioning this parcel well for a primary residence, vacation home, or long-term investment.

# Property Gallery

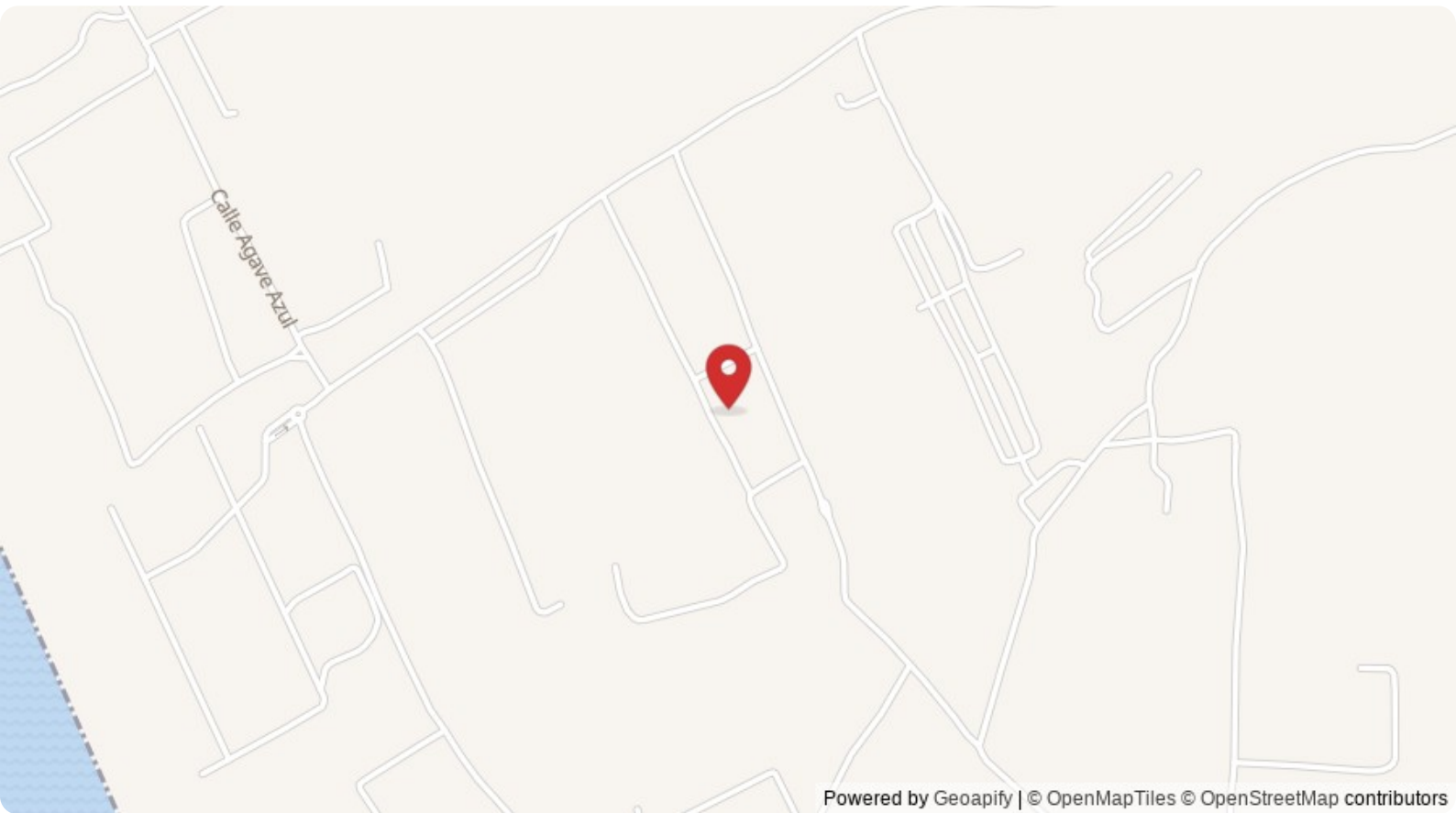


# Property Location

## Pacific

Cerritos/Pesca-Genrl

Latitude	Longitude
23.355700	-110.182829



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