

17655 Vierra Road, Salinas (Prunedale), CA 93907

TWO UNIT INCOME PRODUCING LAND OPPORTUNITY

Market Value: \$599,000

APN	125-171-059
Lot Size	24,829 Sq Ft
Property Type	SFR + Mobile Home
Year Built	1949 / 1965
Tenant Status	Partially Occupied
Utilities	Tenant Pays All
Septic	Yes

INVESTMENT SNAPSHOT	
As-Is Income	\$2,666.36
Stabilized Income	\$4,161.36
Expenses	\$8,903
Stabilized NOI	\$41,032.98
Cap Rate	6.85%

This parcel includes a single-family residence and a single wide mobile home situated on usable land, providing functional residential use with independent utility structures and minimal operational overlap.

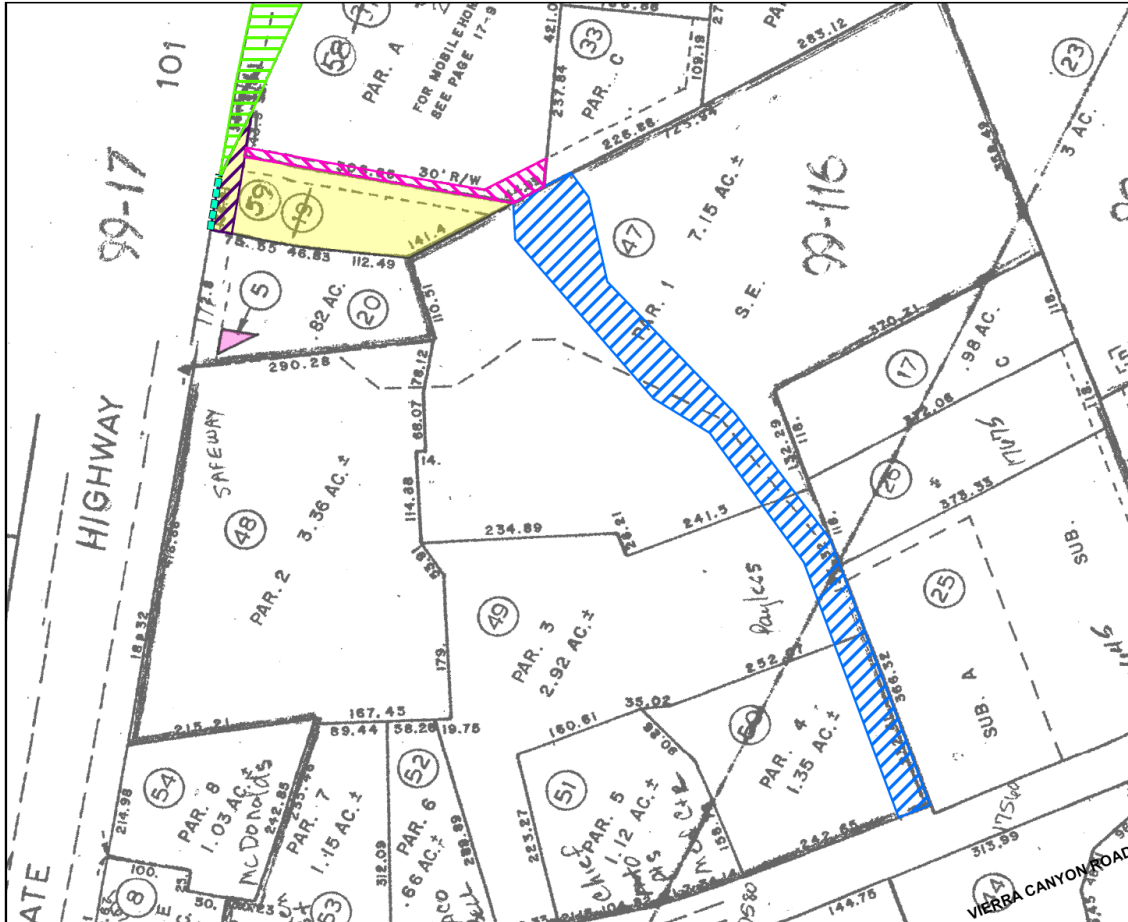
This is a legal parcel that can convey separately; however, it is being offered as part of a portfolio of six separate legal parcels totaling four single-family homes and six mobile homes, collectively known as The Morton Mobile Home Park.

ConnieJo Stubblefield | Broker Associate | Stubblefield Land & Ranch

RE/MAX Empire Properties | DRE 01707320 | 831-682-0438 | CJS@CJSREAL.COM | conniejostubblefield.com

17655 Vierra Road - Parcel Map

1 inch = 196.87 feet



Legend

- PARCEL I - Property In Question, Fee
- PARCEL II - An Undivided One-Third (1/3) Interest
- PARCEL II(A) - Unlocatable
- PARCEL III - Easement
- PARCEL IV - Easement
- Item No. 8 - Easement for Road & Utility
In 01/29/1963 Reel 139 Pg478 of Official Records
Affects said portion as described in the document
- Item No. 9 - Matters contained
In 02/07/2003 Inst # 2003015347 of Official Records
Affects said portion as described in the document
- Item No. 10 - Easement for Utility
In 03/14/2003 Inst # 2003029350 of Official Records
Affects said portion as described in the document
- Item No. 11 - Relinquishment of Access
In 03/14/2003 Inst # 2003029350 of Official Records
Affects said portion as described in the document

<p>©2025 Chicago Title Company 50 Winham Street Salinas, CA 93901</p>	<p>Title Order No. : FWMN-5212500886, Preliminary Report Dated June 17, 2025</p> <p>Reference :</p> <p>Property : 17655 Vierra Canyon Road, Salinas, CA</p>	<p>Drawing Date : 06/25/2025 - FNFI</p> <p>Assessor's Parcel No. : 125-171-059 & 005</p> <p>Data :</p>
<p>This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.</p>		<p>Plat Showing : A PORTION OF LAND IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MONTEREY, STATE OF CALIFORNIA</p>
		<p>Sheet 1 of 1</p> <p>Archive #</p>