

# 17657 Vierra Road, Salinas (Prunedale), CA 93907

## ONE UNIT INCOME PRODUCING LAND OPPORTUNITY

**Market Value: \$530,000**

<b>APN</b>	125-171-033
<b>Lot Size</b>	31,363 Sq Ft
<b>Property Type</b>	Double Wide Mobile Home
<b>Year Built</b>	1973
<b>Tenant Status</b>	Vacant
<b>Utilities</b>	Tenant Pays All
<b>Septic</b>	Yes

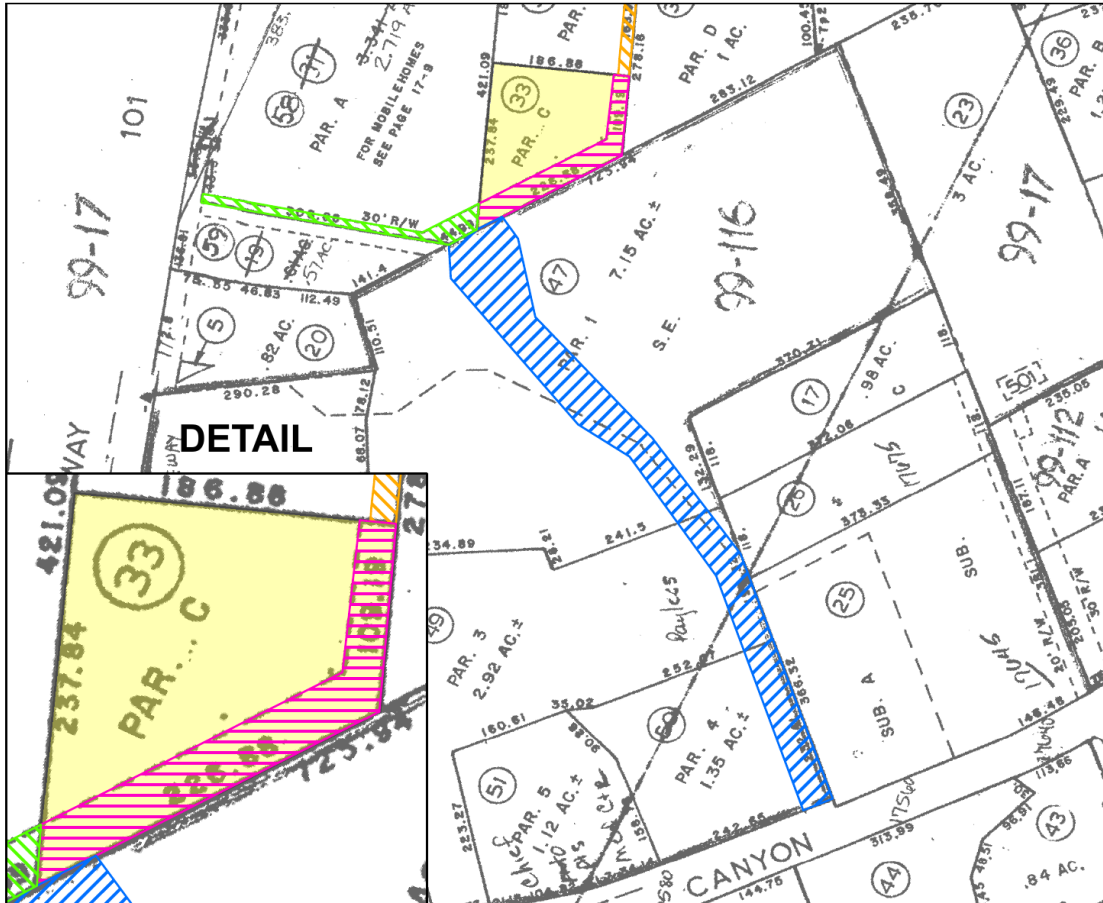
<b>INVESTMENT SNAPSHOT</b>	
<b>Price</b>	\$530,000
<b>Projected Rent</b>	\$2,495
<b>Expenses</b>	\$1,747
<b>Cap Rate</b>	5.30%

This 31,363 square foot parcel features a double wide HUD-registered mobile home. The unit has been recently refurbished and is currently vacant, offering flexibility for owner occupancy or rental income. All rents are projected based on current market conditions.

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.

# 17657 Vierra Road - Parcel Map

1 inch = 208.33 feet



## Legend

- PARCEL I - Property In Question - Fee
- PARCEL II - Easement
- PARCEL III - Easement
- Item No. 6 - Easement for Road & Utility  
In Bk7 Pg27 of Parcel Map  
Affects said portion as shown on the map
- Item No. 7 - Easement for Public Utilities  
In 08/21/1975 Reel 997 Pg499 of Official Records  
Affects said portion as described in the document
- Item No. 8 - Matters contained  
In 02/07/2003 Inst # 2003015347 of Official Records  
Affects said portion as described in the document

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**Chicago Title Company**  
50 Winham Street  
Salinas, CA 93901

Title Order No. : FWMN-5212500887, Preliminary Report Dated June 17, 2025

Drawing Date : 06/24/2025 - FNFI

Reference :

Assessor's Parcel No. : 125-171-033

Property : 17657 Vierra Canyon Road, Salinas, CA

Data :

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.

Plat Showing : Parcel "C", as shown and so designated on the Parcel Map, filed for record August 30, 1974 in Volume 7 of Parcel Maps, at Page 27, in the Office of the County Recorder of the County of Monterey, State of California.

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