

# 17661 Vierra Road, Salinas (Prunedale), CA 93907

## TWO UNIT INCOME PRODUCING LAND OPPORTUNITY

**Market Value: \$899,000**

<b>APN</b>	125-171-034
<b>Lot Size</b>	1 Acre
<b>Property Type</b>	SFR + Double Wide Mobile
<b>Year Built</b>	1976 / 1978
<b>Tenant Status</b>	Both Units Occupied
<b>Utilities</b>	Separate Meters
<b>Septic</b>	Yes

<b>INVESTMENT SNAPSHOT</b>	
<b>Monthly Income</b>	\$5,490
<b>Annual Income</b>	\$65,880
<b>Expenses</b>	\$12,722
<b>NOI</b>	\$53,158
<b>Cap Rate</b>	5.91%

This 1-acre property offers stable income with a two-unit configuration consisting of a primary single-family residence and a HUD-registered double wide mobile home. The parcel provides consistent rental income with additional flexibility for long-term land use.

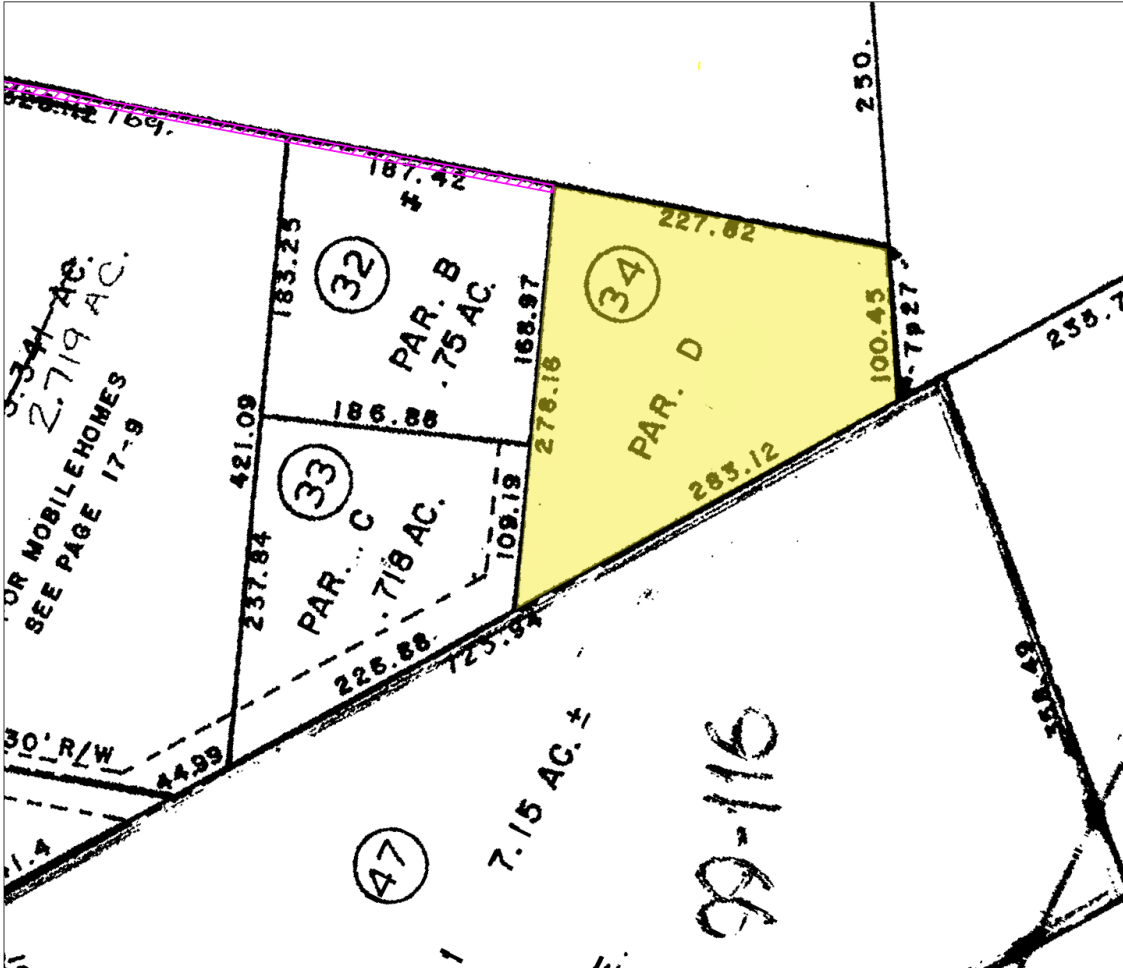
This is a legal parcel that can convey separately; however, it is being offered as part of a portfolio of six separate legal parcels totaling four single-family homes and six mobile homes, collectively known as The Morton Mobile Home Park.

**ConnieJo Stubblefield | Broker Associate | Stubblefield Land & Ranch**

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

# 17661 Vierra Road - Parcel Map

0 1 2  
Standard Scale 1 : 1



## Legend

- PARCEL I - Property In Question - Fee
- Item No. 6 - Easement for 5 ft. Utility  
In Bk7 Pg27 of Parcel Map  
Affects said portion as shown on said map

© 2025  
**Chicago Title Company**  
50 Winham Street,  
Salinas, CA 93901

Title Order No. : FWMN-5212500889, Preliminary Report dated June 17, 2025

Drawing Date : 06/27/2025 - FNFI

Reference :

Assessor's Parcel No. : 125-171-034

Property : 17661 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 "D"', 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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