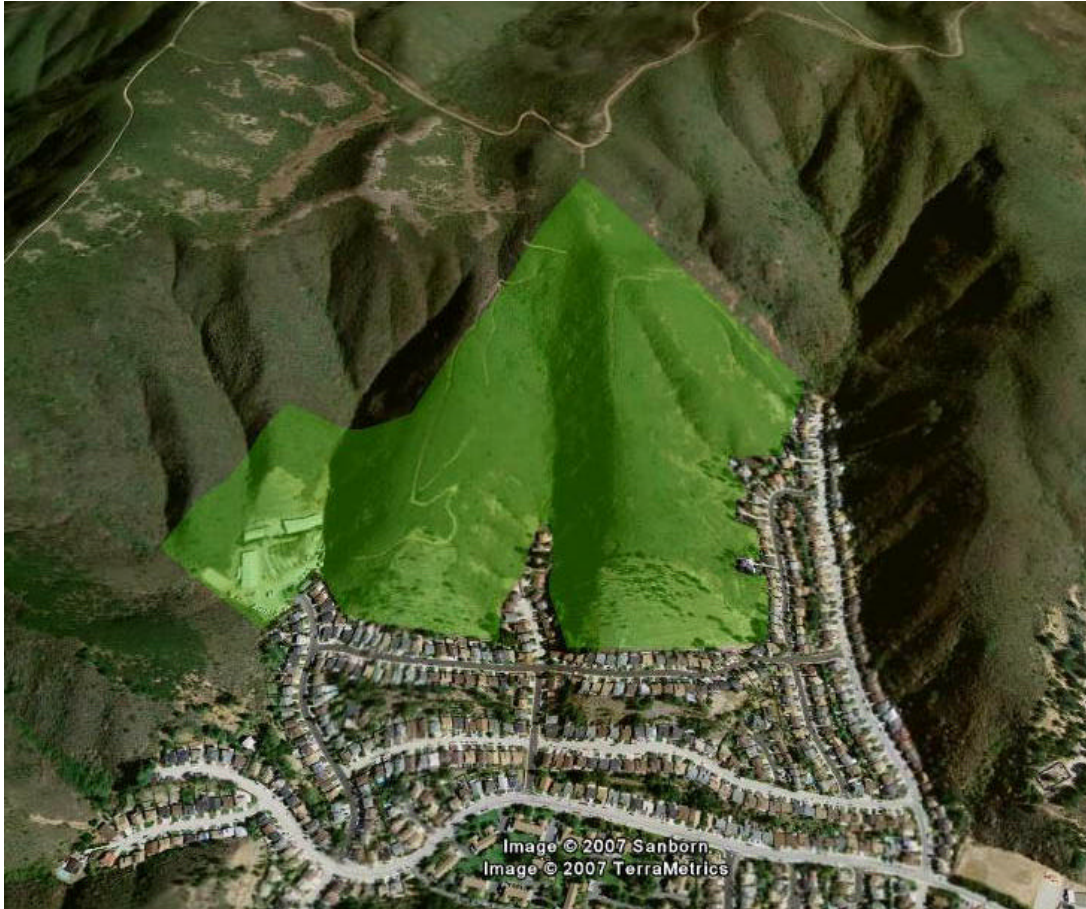


650 Cape Breton Drive

Pacifica, CA

108 Acres: Horse Ranch w/ Development Potential



Offered at \$8,000,000

Presented by

Del Mar Properties
270 Main Street
Half Moon Bay, CA

650-712-6800

650 Cape Breton Drive Pacifica, CA

This property offers great development possibilities for commercial and/or residential use. Contact us at, Del Mar Properties in Half Moon Bay for details. 650-712-6800

Listing Agent: Mike Schelp

650-302-4140 Mike@DelMarPremierProperties.com

Property Size, 108 Acres

Parcel 1, APN 018-170-060, 18.8 Acres

Parcel 2, APN 022-320-200, 1.9 Acres

Parcel 3, APN 022-320-240, 88.0 Acres

Property Zoning, CR and R1

Approximately 2/3 of the property is zoned CR, Commercial Recreation

Approximately 1/3 of the property is zoned R1, Residential

Current Property Use

The property is currently being used primarily as a horse training and boarding facility under the name of Park Pacifica Stables.

Park Pacifica Stables can board 60 to 80 horses in two 7200 sq-ft barns plus out door paddocks. It has the largest covered arena on the coast (30,000+ sq-ft). Also on site is another covered arena, an outdoor arena, a hot walker, tack store, plus more.

The facility boasts some of the most scenic trails in the area. The trails connect to the Golden Gate Recreation Area, which is the link to the Bay Area Ridge Trail.

Other Income Producing Elements

64 seat restaurant

One 1500 sq-ft home, three bedrooms, 2 baths

One 1100 sq-ft apartment above the restaurant, 2 bedrooms, 1 bath

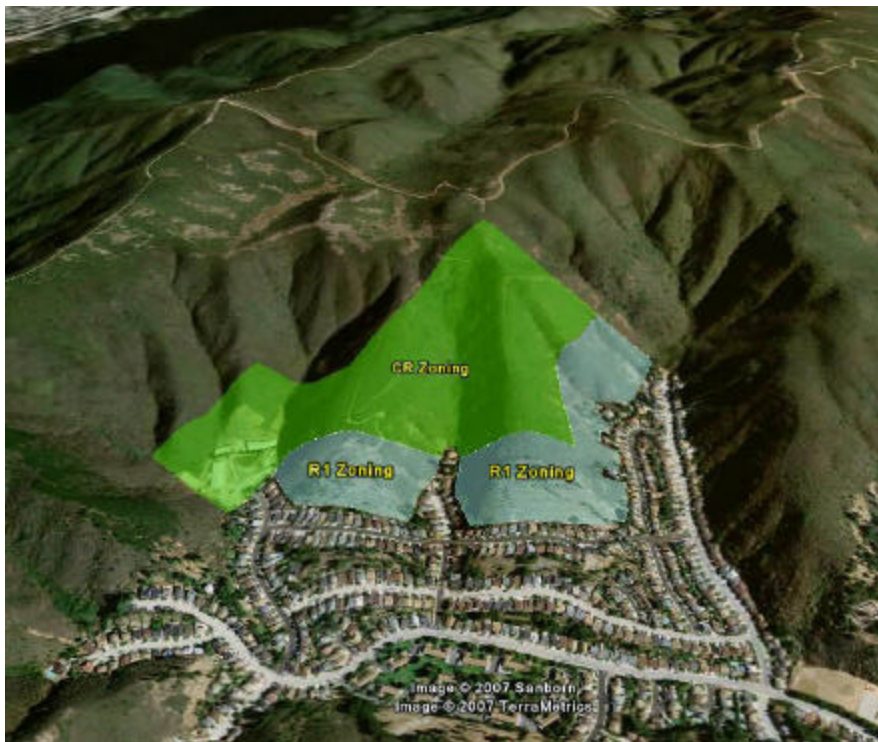
Trailer, RV and Boat Storage

Parcel Locations



Boundaries are Approximate

Zoning Designations



Boundaries are Approximate

Zoning Documents

Call for Details

- 1) C-1 and C-2 Commercial Zoning Regulations
- 2) R-1, Single Family Residential District Zoning Regulations
- 3) Hillside Preservation District Development Regulations

Preliminary Title Report

Call for Details