

# FOR SALE

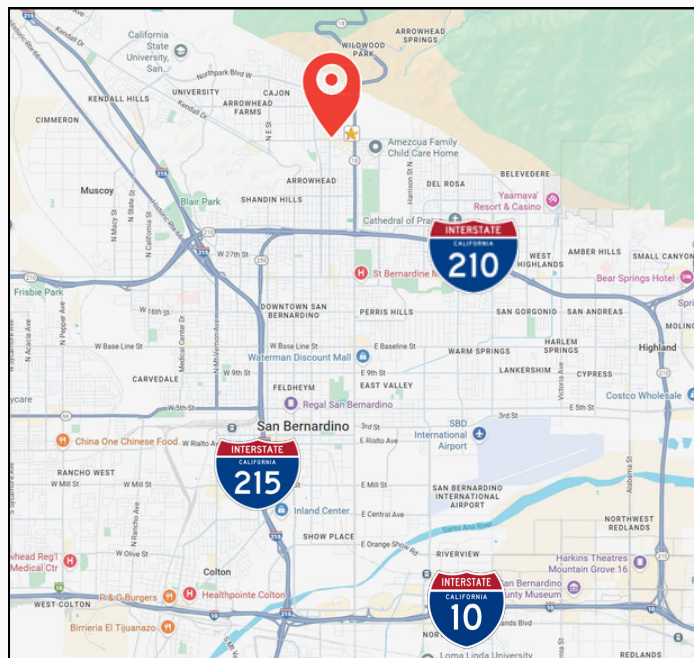
## ± 1,200 SF BLDG | ± 0.35 ACRE LOT FREE STANDING RETAIL/OFFICE PROPERTY



### 4253 N. SIERRA WAY, SAN BERNARDINO, CA 92407

## PROPERTY HIGHLIGHTS

- ✓ Building Size: ± 1,200 SF Free Standing Retail/Office Buildings (2 Buildings)
- ✓ Lot Size: ± 0.35 AC (± 15,100 SF) parcel with efficient site layout
- ✓ Remodel Complete (Call for Details)
- ✓ Private Gated Yard (electric) with New Brick Wall
- ✓ Power: 400 amps Single Phase (verify) (New Panel being Installed)
- ✓ Zoning: Commercial General (CG-1)
- ✓ Use: ideal for office, service retail, used car sales, or specialty user (verify with City of San Bernardino)
- ✓ Traffic: 11,821 cars per day on N. Sierra Way & W. 42nd St. N.
- ✓ Visibility: Corner Lot with prominent frontage along N. Sierra Way, a well-traveled arterial connecting nearby residential neighborhoods and commercial corridors.
- ✓ Convenient access to 215 & 210 freeways and near Cal State San Bernardino and established neighborhood retail.
- ✓ Single-Tenant Opportunity: Stand-alone building with its own parking and identity signage – ideal for an owner-user seeking visibility and control.



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**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE

CORP. DRE LIC. 01291393

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