

For Sale!



**1317 Crafton Ave #1-2, Mentone, CA 92359**

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: info@sqftlocal.com  
Contact: Karen Seibert (909) 557-7096, DRE #02091383 Email: kseibert@kw.com



*Offered for:* \$ 675,000

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*Mixed-Use Opportunity!*

**1158sf** charming single-family residence welcomes you with a cobblestone-accented covered front porch and features 2-bedroom/1-bathroom positioned on a highly visible stretch of Crafton Avenue in Unincorporated San Bernardino County; a unique property offering a rare blend of residential and commercial potential. Includes a large exterior accessible, stone-walled root cellar for added storage.

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*163' Frontage, .58 Acre Lot!* Located on high-traffic corridor with an expansive one-parcel lot, the site is ideally suited for investors, owner-users, or developers seeking flexible mixed-use, live-work, or redevelopment.

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*Existing Amenities:* Spacious living room with stone gas fireplace, hardwood floors, evaporative cooling, forced-air heating, dining nook, smooth ceilings , ceiling fans, and plenty of character for home or office use.

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*Functional Kitchen:* Includes microwave, dishwasher, ample cabinet storage, wood flooring, plenty of natural window lighting and exits out to a convenient mudroom with built-in storage cabinets & utility sink.

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## *Bedroom #1.*

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## *Bedroom #2.*

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*Extended Sunroom or 3rd Bedroom.*

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## *Private Backyard:*

Grass lawn with sprinkler system, built-in concrete stone BBQ/grill, laundry hook-ups in cabinet outside under the rear porch and access door to the detached, extended double garage. Two dedicated Electric meters power the front unit and garage separately, adding flexibility for varied uses.

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*Additional Storage:* The outdoor rear shed is powered and with existing water connections.

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*Excess Land:*

The oversized gravel display/storage lot - currently generates month-to-month residual income with RV storage - complete with concrete parking pads, extensive yard lighting, and an electric-powered remote entry gate. The site also includes one dedicated sump sewage ejector station for RV hook-up.

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## *Fully Secured Yard!*

Solid block wall perimeter, the property is enhanced with multiple utility and infrastructure upgrades. There are two points of ingress allowing separate access to the residence and storage lot area. The existing illuminated 20' storage container - is negotiable.

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Mentone Elementary School

Mentone Fire Station-9

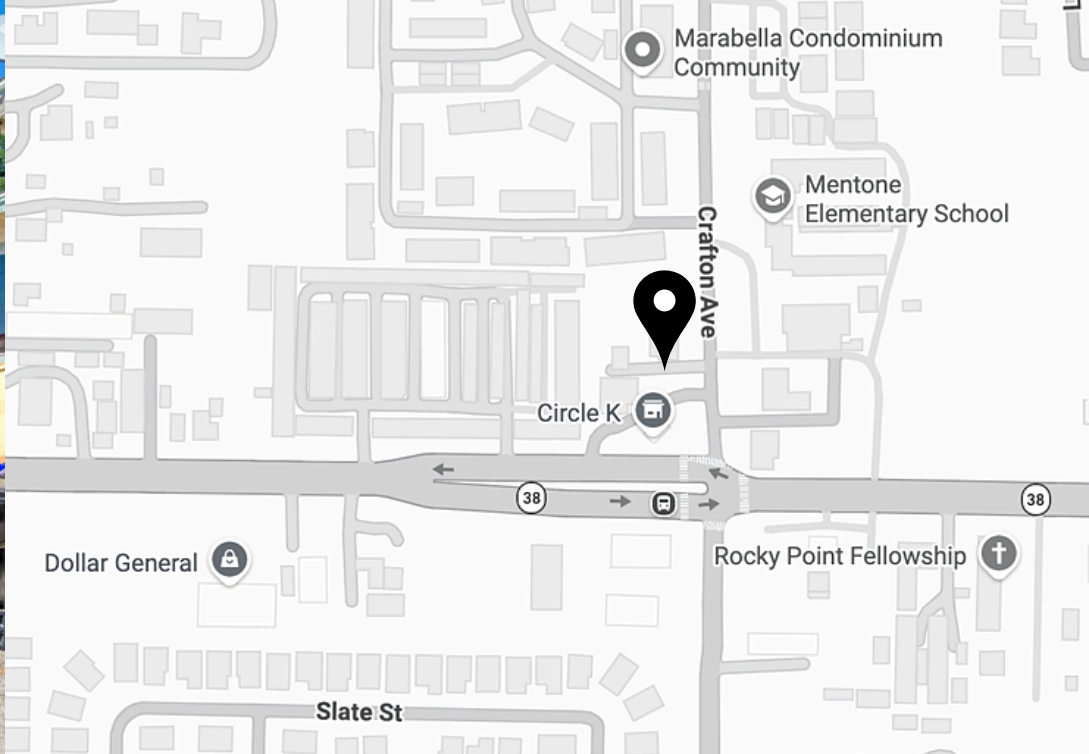
Crafton Avenue

Highway-38



*Traffic Counts:* CPD: ±11,400 - @ Crafton Ave/Highway-38  
CPD: ±13,157 - @ Crafton Ave/Mentone Blvd

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- Total Available Space: +/- 1,158sf Existing Single-Family Residence (Office); 25,438sf Lot/.58ac
- Zoned: CG - SCP General Commercial Sign-Control Primary; SB County Land Use Services
- APN: 0298-171-45; Year Built: 1925
- 2024 Median Household Income Within 3-Miles: \$106,476
- Located adjacent to Mentone Elementary School, Mentone Fire Station, and in close proximity to established residential and commercial neighbors including condominiums, Circle-K Gas/Convenience Store, and a self-storage facility, this property benefits from the consistent traffic exposure and strong local demand drivers. A short drive from the I-10/I-210 Freeways. This is a compelling opportunity to acquire a versatile asset with immediate usability and long-term upside in a growing corridor. Property will be delivered vacant at close of escrow.

### *Local Map & Summary:*

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