COMMERCIAL

- **VILLAGE RETAIL BUILDING**
- **PRIME LOCATION**

OFFERED AT $1,200,000

40716 VILLAGE DRIVE

Mike Dolan & Associates
KELLER WILLIAMS.

LIST AGENT: MIKE DOLAN

DRE 00752899

📞 909.936.6453

MIKEDOLAN@BIGBEARPROPERTIES.COM

PROPERTY SUMMARY
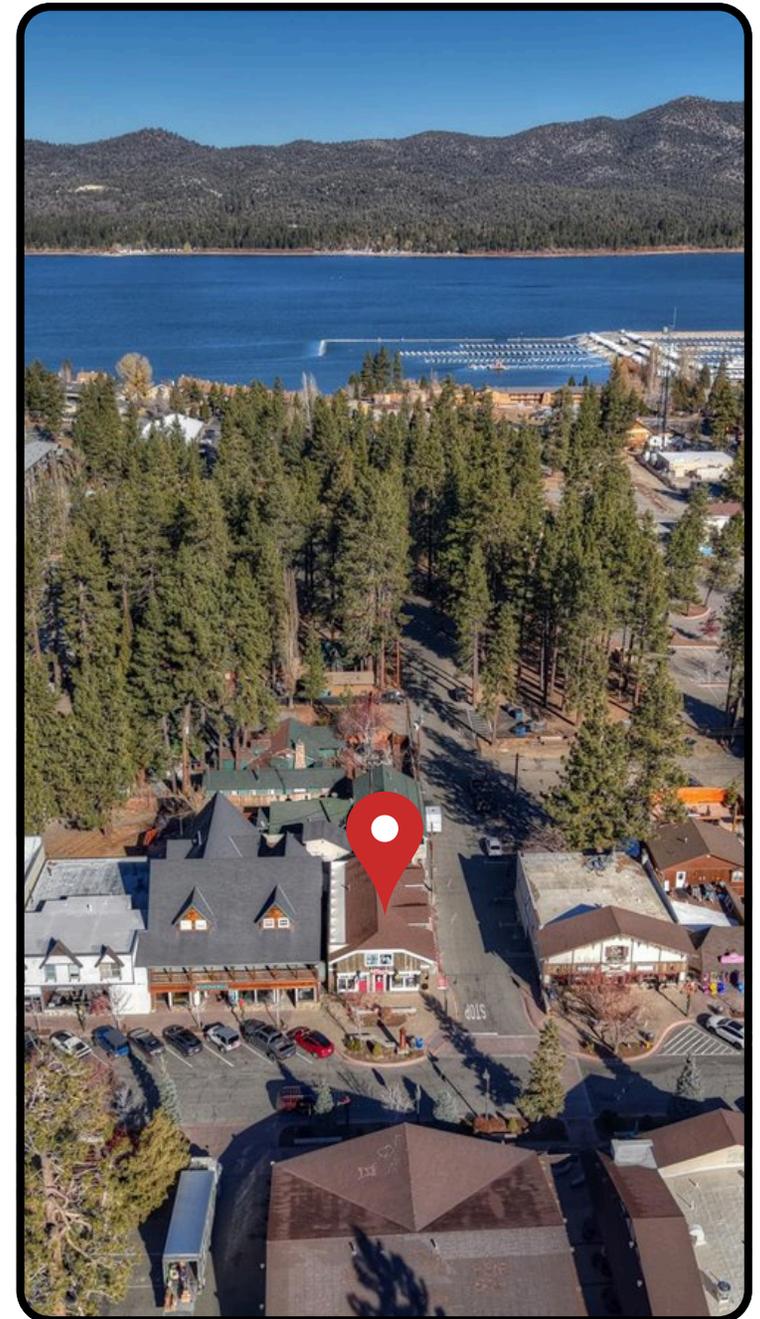
PRICE
$1,200,000

SIZE
3,116 SQ. FT.

APN0308-165-01

HIGHLIGHTS

- LOCATED INTHE BIG BEAR VILLAGE
- ZONED VILLAGE SPECIFIC
- 2 STORIES
- CAN BE DIVIDED INTO 2 OR 3 UNITS ON LOWER LEVEL
- LIVING AREA, BED, BATH & KITCHENETTE UPSTAIRS
- CURRENT RENTAL INCOME: $4,500 PER MONTH (MONTH-TO-MONTH FOR WHOLE BUILDING)

DESCRIPTION

VILLAGE RETAIL BUILDING IN PRIME LOCATION. APPROX. 3,116 SQ. FT COMMERCIAL RETAIL BUILDING WITH HIGH VISIBILITY IN THE HEART OF THE VILLAGE. THE STRUCTURE CAN BE DIVIDED INTO 2 OR 3 UNITS ON THE MAIN LEVEL, PLUS THE UPSTAIRS UNIT. THE CURRENT TENANT WOULD LIKE TO SIGN A LONG-TERM LEASE TO KEEP RENTING THE ENTIRE BUILDING OR LEASE A PORTION. CURRENT TENANTS ARE SUPERHERO TOYS AND MORE AND LA FIESTA CANDY STORE. UPSTAIRS STORAGE LOFT WITH LIVING AREA, A BEDROOM, BATHROOM AND KITCHENETTE. (SALE IS FOR REAL ESTATE ONLY)_

40716 VILLAGE DRIVE, BIG BEAR LAKE

40716 VILLAGE DRIVE, BIG BEAR LAKE

CITY OF BIG BEAR LAKE
VILLAGE SPECIFIC PLAN

ADOPTED 05/13/87 - ORDINANCE NO. 87-141
09/11/00 - ORDINANCE NO. 2000-309
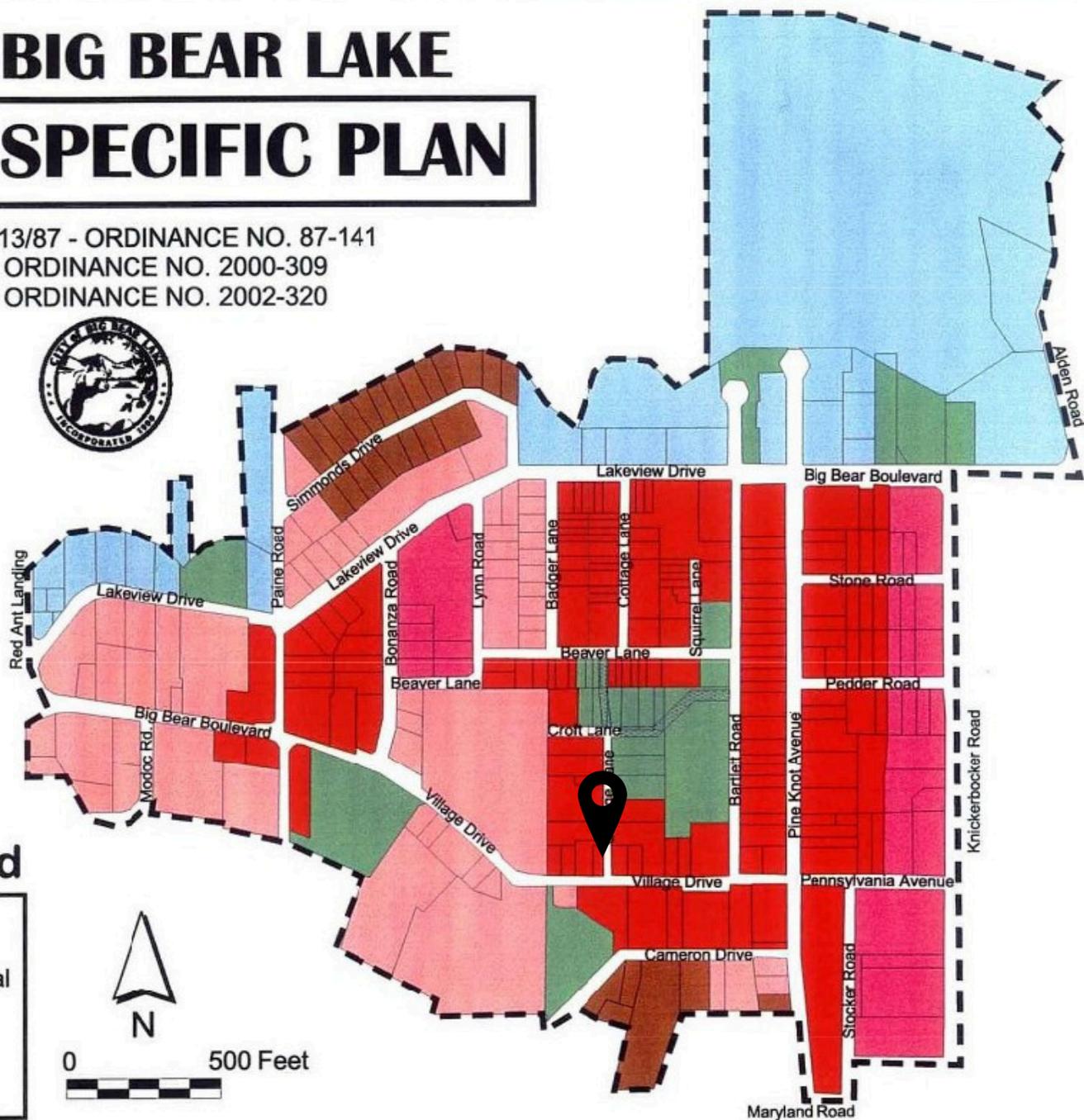04/22/02 - ORDINANCE NO. 2002-320

PLEASE NOTE:

This is not an engineered map. For street and parcel dimensions see tax assessor's parcel maps. Always confirm latest zoning designation through the City Planning Division.
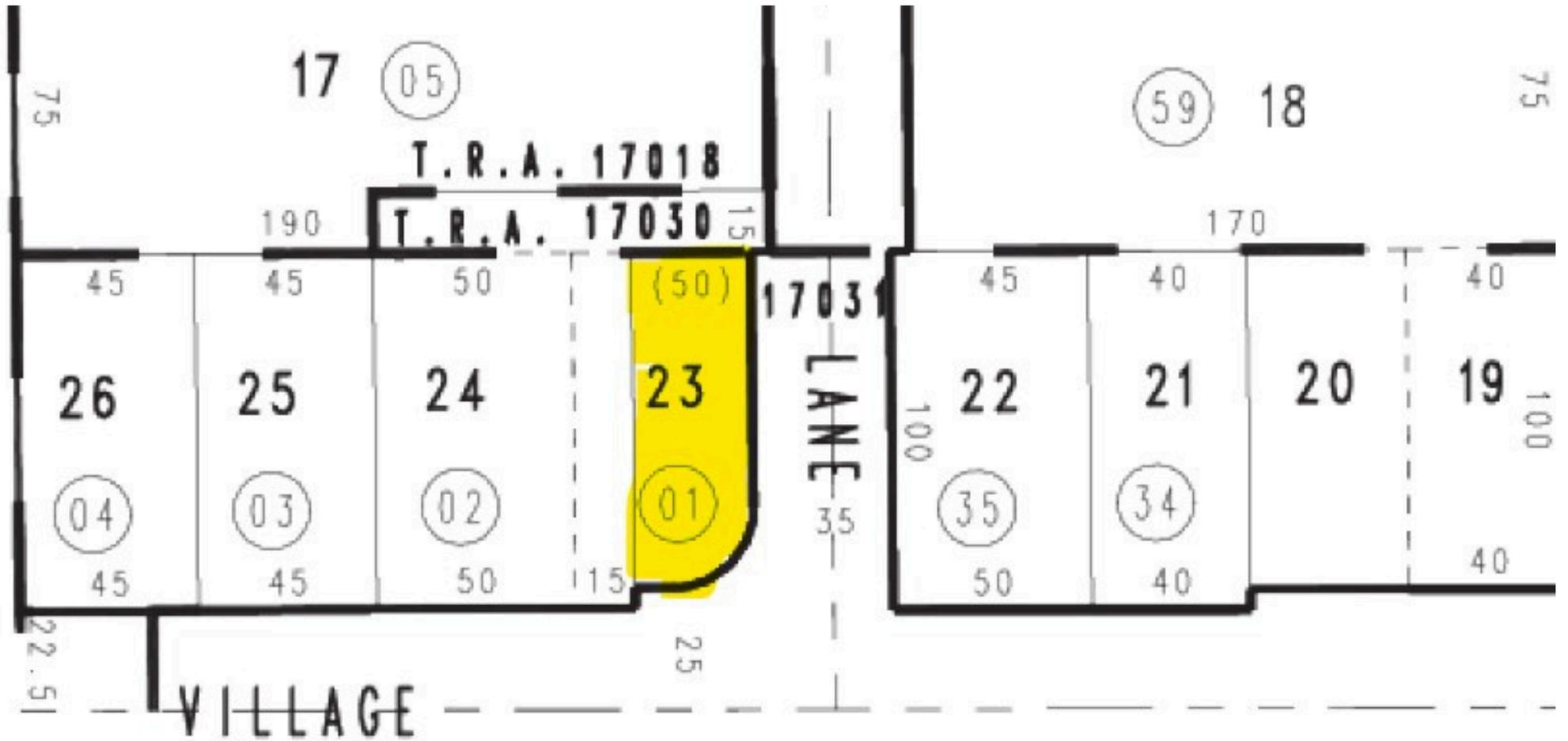
Land Use Legend

- Commercial Lodging
- Lakefront Commercial
- Neighborhood Commercial
- Public-Quasi Public
- Residential Multi-Family
- Village Retail
- Specific Plan Boundary

N

0   500 Feet

Street labels: Alden Road, Lakeview Drive, Big Bear Boulevard, Simmonds Drive, Paine Road, Lynn Road, Badger Lane, Cottage Lane, Squirrel Lane, Stone Road, Red Ant Landing, Bonanza Road, Beaver Lane, Pedder Road, Modoc Rd., Croft Lane, Bartlett Road, Pine Knot Avenue, Knickerbocker Road, Village Drive, Pennsylvania Avenue, Cameron Drive, Stocker Road, Maryland Road

40716 VILLAGE DRIVE, BIG BEAR LAKE

PLAT MAP

40716 VILLAGE DRIVE, BIG BEAR LAKE

PHOTOS (MAIN LEVEL)

PHOTOS (UPPER LEVEL)