

# FOR SALE

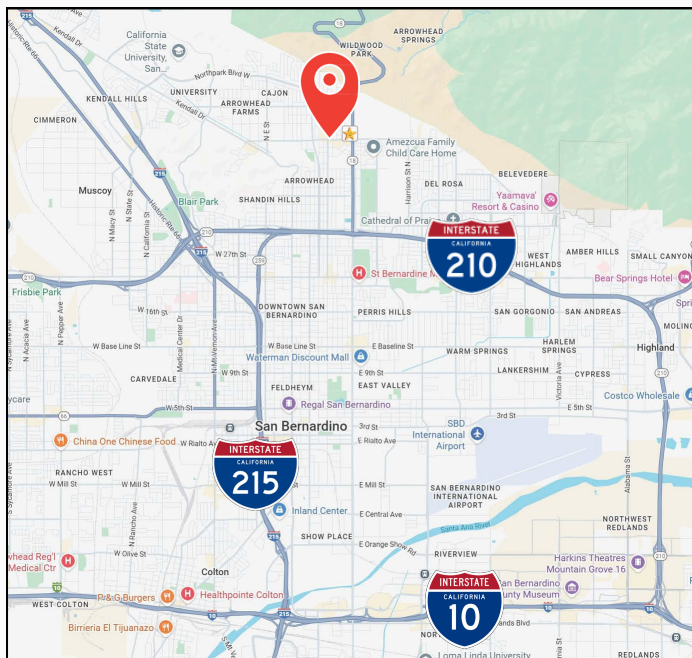
**± 1,200 SF BLDG | ± 0.35 ACRE LOT**  
**FREE STANDING RETAIL/OFFICE PROPERTY**



**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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This Information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy, we do not guarantee it. Buyers and tenants should verify information independently.

**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE

CORP. DRE LIC. 01291393



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