

ONLINE AUCTION

Allows For Contingencies



HIGH-VISIBILITY DOWNTOWN CORNER BLDG WITH PARKING, IDEAL FOR OFFICE/RETAIL/RESTAURANT

401 W 4th St. San Bernardino, California 92401

FRE Auctions and Century 21 Partners are presenting an Online Auction Plus® event (allowing for contingencies) for a landmark corner ±12,999 SF retail/office building in Downtown San Bernardino.

PROPERTY HIGHLIGHTS

- **Highly Visible:** ±12,999 SF corner building near City Hall, the County Courthouse, and the Mexican Consulate.
- **Remodeled Main Floor (±7,000 SF):** Featuring large reception, private offices, conference rooms, and multiple A/C zones.
- **Basement (±6,500 SF):** Additional offices, meeting areas, storage, and underground parking access.
- **Former Bank Security:** Includes automatic roll-up doors, and a gated security booth, a high-value walk-in safe (\$100k+ value).
- **Parking Capacity:** 73 total spaces (open and covered).

MINIMUM BID:
\$999,000

Suggested Value:
\$1,900,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.



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