

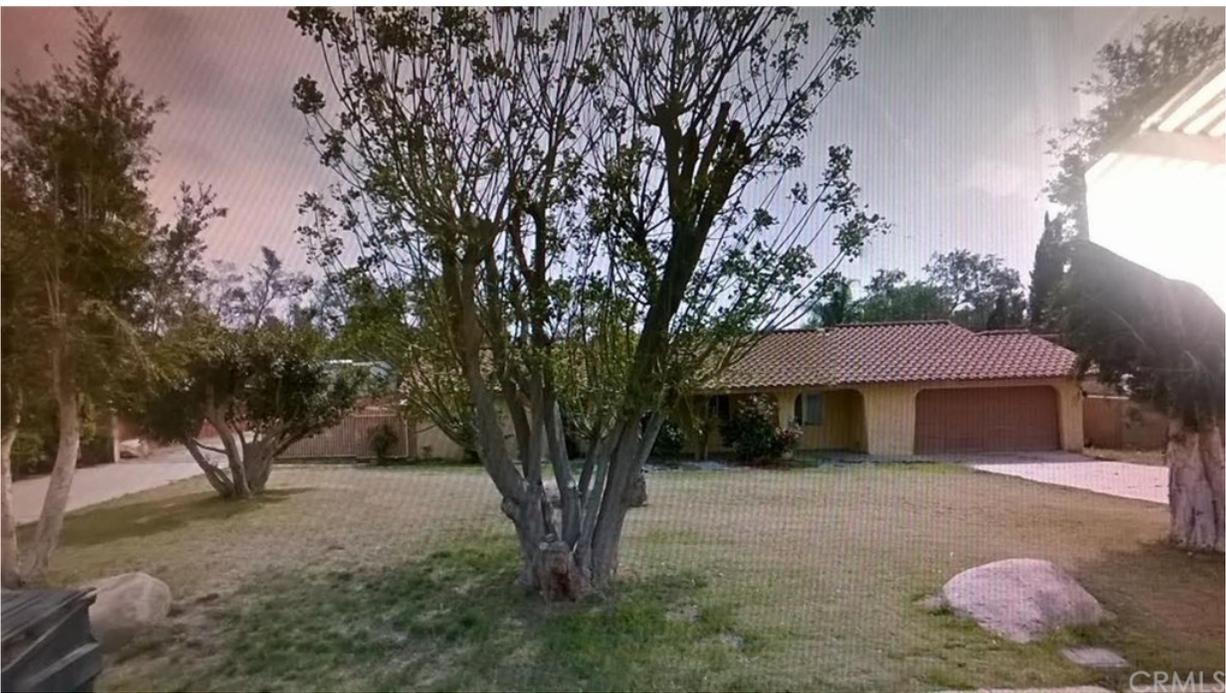


Proudly presents

Mixed use commercial property in a very desirable area of Fontana

3981 Rose Avenue, Fontana, CA 92337

Selling for \$2,500,000



Commercial with residential use

Currently the property has Single-family home.

- Year Built: 1979, 3 Bedrooms, 2 (full baths).
- 2,070 sq ft, buyer due diligence recommended
- Rooms: Includes a bonus room, office, living room, and workshop.
- Heating/Cooling: Central cooling, with a fireplace in the living room.

Exterior features

- Lot Size: Over 1 acre, or 46,609 sq ft (1.07 acres).
- **Zoning: Zoned commercial with residential use permitted.**
- Parking: 2-car attached garage.
- Amenities: Patio and a large, paved area suitable for commercial/industrial use.
- This property is also ideal for, warehouse use, workshop, patio, bonus room, office It includes retail, wholesale, automobile-related businesses, professional services, and medical offices/clinics. Etc. Professional and administrative offices.
- Retail stores (clothing, computer, hardware, department stores).
- Eating and drinking establishments (with specific regulations for those serving alcohol).
- Professional and administrative offices.
- Automobile-related sales and services.
- Warehouse sales (retail and wholesale).

Buyer recommended to check with the city to confirm the use zoning.

The City of Fontana has seen a steady pace of development, with several projects completed recently or currently underway in the vicinity of 13981 Rose Avenue. Here's a breakdown of notable developments: i.e. Residential

Summit at Rosena

This master-planned community is an ongoing project with several areas completed and more under construction. Upon completion, it will offer over 850 housing units and amenities like an Olympic-sized swimming pool.

Various New Housing Communities: Multiple communities with new construction homes are available in Fontana, i.e. Rosewood at Sierra Vista, Citrus Lane, Flora at The Arboretum,

Iris at The Arboretum & Narra Hills

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