

## **484 E Redlands Blvd**

484 E Redlands Blvd, San Bernardino, CA 92408

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## 484 E Redlands Blvd

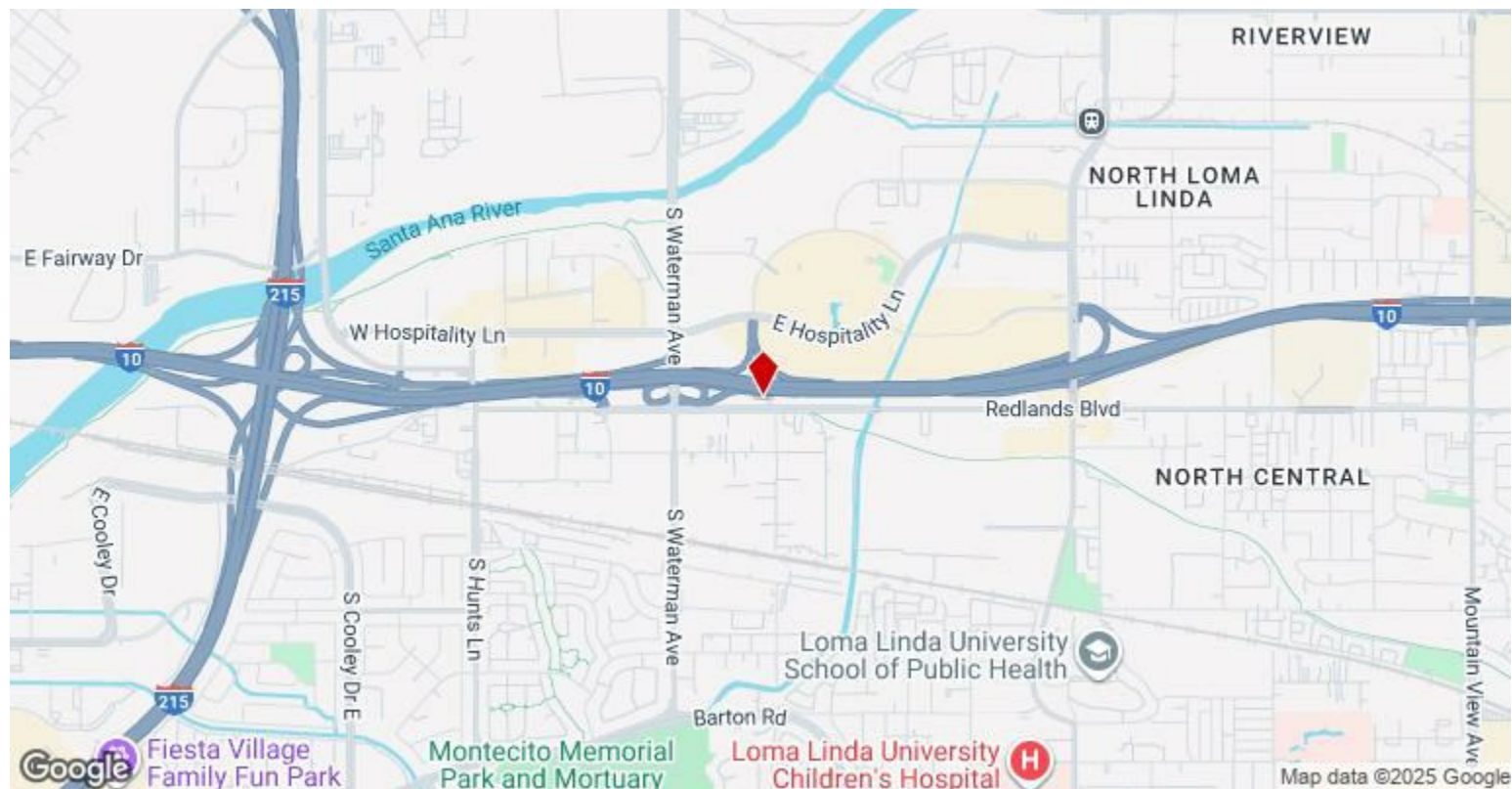
\$2,800,000

Amazing OPPORTUNITY to own in the Opportunity Zone - Prime area of San Bernardino bordering Loma Linda. Close to LLUMC, Veterans Hospital, LLU, great freeway access. This property has a lease with the City of San Bernardino for the lot next door. The main building is used for maintenance of ambulances and for offices for dispatch. Zoned for Urgent CARES and MEDICAL!! Another building perfect for offices. Buyer to confirm all uses. There is an existing lease on the property to the east for parking. There is 2 10-year options to renew the lease (lot next door for additional parking) at approximately \$160 per month. The property has security fencing and 2 3 gates to access primary property and leased property. The land lease to the east is attached in Supplements. G. CR-3 (COMMERCIAL REGIONAL-TRI-CITY/CLUB) ZONE This zone is intended to permit a diversity of regional-serving uses including corporate and professional offices, retail commercial, entertainment (theaters, nightclubs, etc.), financial establishments, restaurants, hotels/motels, warehouse/promotional retail, supporting retail and services, and similar uses. (MC 1098 7/5/01; MC 1436 12/19/16)...



Price:	\$2,800,000
Property Type:	Retail
Property Subtype:	Auto Repair
Building Class:	C
Sale Type:	Investment
Lot Size:	15,038 SF
Gross Building Area:	6,938 SF
No. Stories:	2
Year Built:	1950
Tenancy:	Single
Parking Ratio:	4.32/1,000 SF
Zoning Description:	CG-1
APN / Parcel ID:	0281-071-05
Walk Score ®:	38 (Car-Dependent)
Transit Score ®:	37 (Some Transit)





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## Property Photos





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Interior Photo



Building Photo



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Building Photo



Interior Photo



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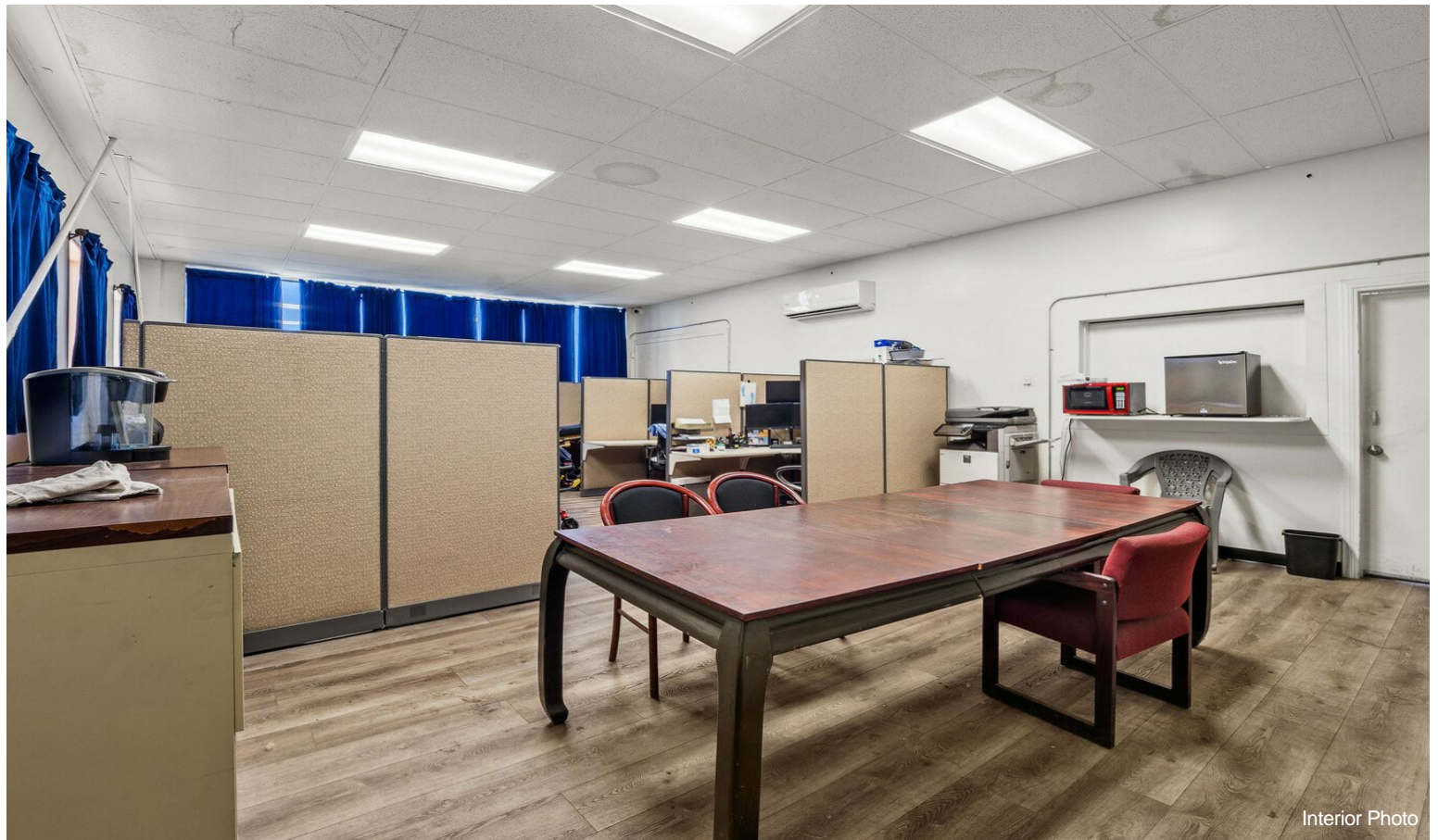


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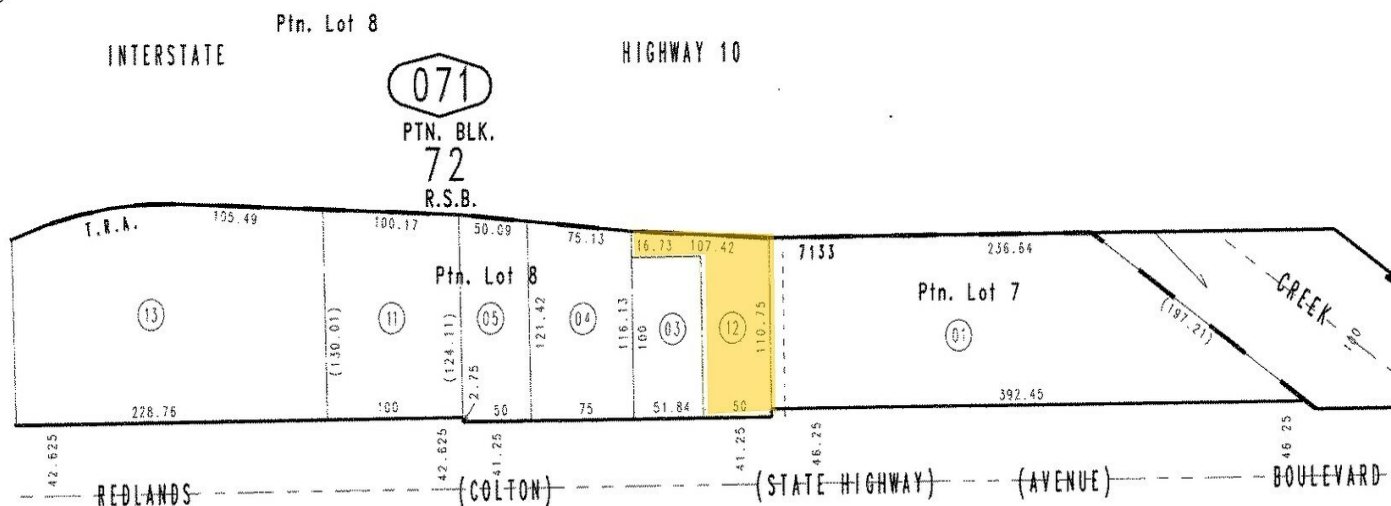
## Property Photos





# Property Photos

06



0283  
01

0283  
02

Assessor's Map