

For Sale!



261 E. Baseline St, San Bernardino, CA 92410

KW Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 info@sqftlocal.com



Offered for: \$364,900

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Busy Streetfront:

Ideal for Retail/Office use with high-traffic streetfront and signalized corner adjacent. Centrally located nearby to all local area amenities including Stater Brothers, Food & Retail with walkable street traffic.

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Opportunity Awaits: In need of some TLC, this building offers large divided room areas per current floor plan with (3) Electric Meters, (1) Gas Meter and (2) Water Meters; Central A/C & Heat; ideal for multiple Tenant Income opportunity.

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Storage/Production: Plenty of room for secured indoor storage and light production/back office work space;
currently being used as a Print Shop.

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Dedicated Parking Lot: To the rear of the property there is a dedicated parking lot with (6) parking spaces onsite in addition to, convenient public streetfront parking for ease of access with staff & customers.

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Site

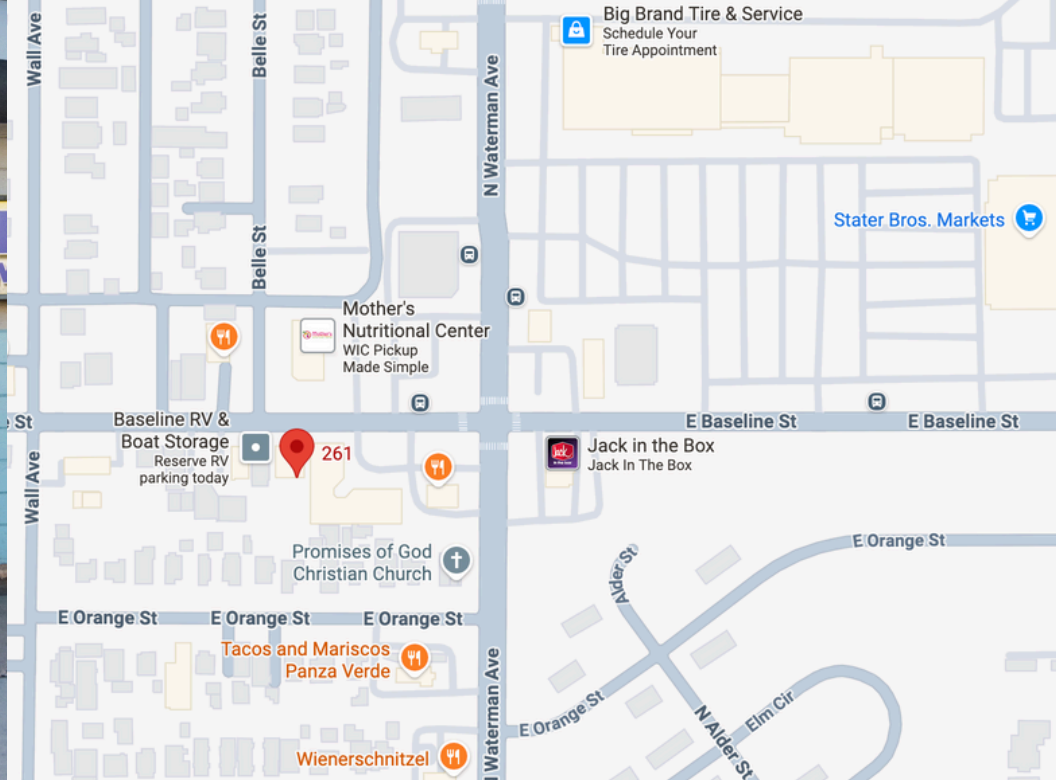


Traffic Counts:

CPD: \pm 26,677 - @ E. Baseline St/N. Waterman Ave

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- Total Available Space: 2297sf Freestanding Retail; 7797sf/.18ac Lot
- Zoned: CG/Corridor Mixed Use *Waterman/Baseline Specific Plan
- APN: 0140-091-31 with 60' Frontage on Baseline Street
- Formerly 3-Units with Associated Addresses (261, 263, 265 E. Baseline St.)
- 2024 Average Household Income: \$63,987; 161,820 Population: , Daytime Employees: 59,126 - Within 3-Miles
- Presently Long-Term Tenant-Occupied; Month-to-Month. Great Opportunity For Owner-User with Potential Value-Add Income to Lease Individual Units -or- For Investor in a Bustling Central Area of Revitalization. Conveniently Located Nearby to the I-215/I-210 Freeway's.

Local Map & Summary:

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