



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in San Bernardino, CA! This exceptional property, built in 1985 and remodelled in 2017, boasts approx 5,194 SF of building on an approx. 13,162 sq. ft. of land, ideal for retail or banquet facility. With its strategic location and generous square footage, this property presents an exciting opportunity for retail investors looking to capitalize on a high-traffic area. Don't miss out on the chance to acquire this versatile and promising commercial property.

PROPERTY HIGHLIGHTS

- 13 onsite parking spaces plus street parking
- Zoned CG-1 - City of San Bernardino
- Spacious and versatile interior
- Proximity to major transportation routes
- Potential for diverse retail opportunities

LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding the property in San Bernardino, CA. This bustling area is home to a variety of local attractions and amenities, including the historic California Theatre, which offers a rich cultural experience. Across the street from the Orange Show Fairgrounds. Also, located nearby is the San Manuel Stadium, the perfect spot for enjoying a baseball game with colleagues and clients. With easy access to the San Bernardino International Airport and major highways, this location provides convenient connectivity for business travelers. Surrounding the area, you'll find a diverse array of dining options and retail destinations.

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	13,162 SF
Building Size:	5,194 SF

TONY M. GUGLIELMO, CCIM

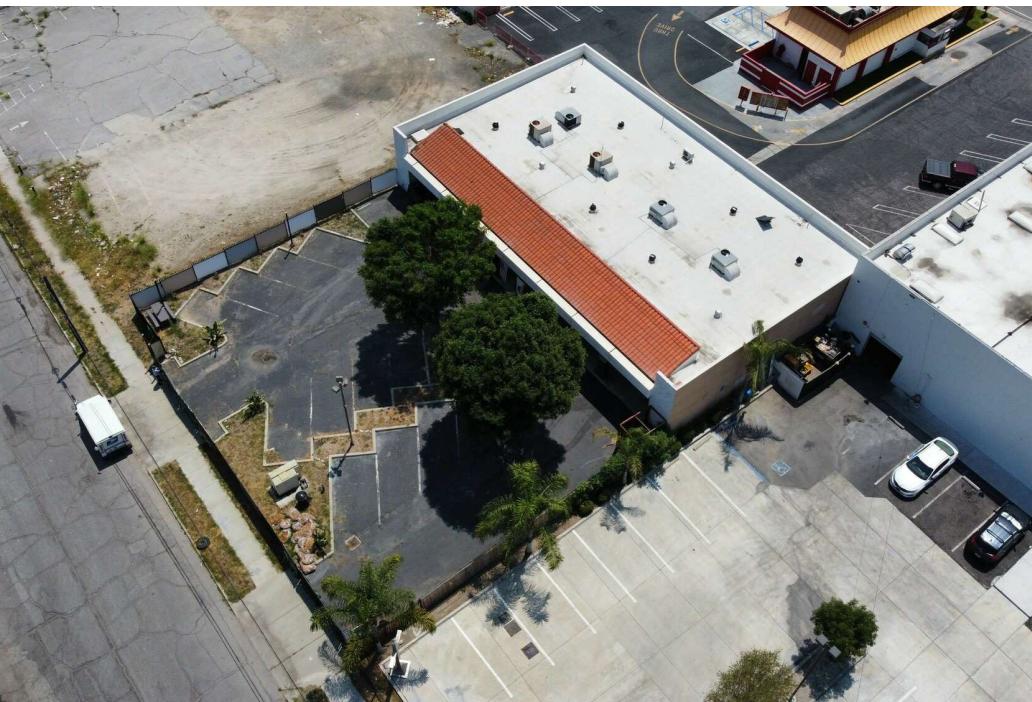
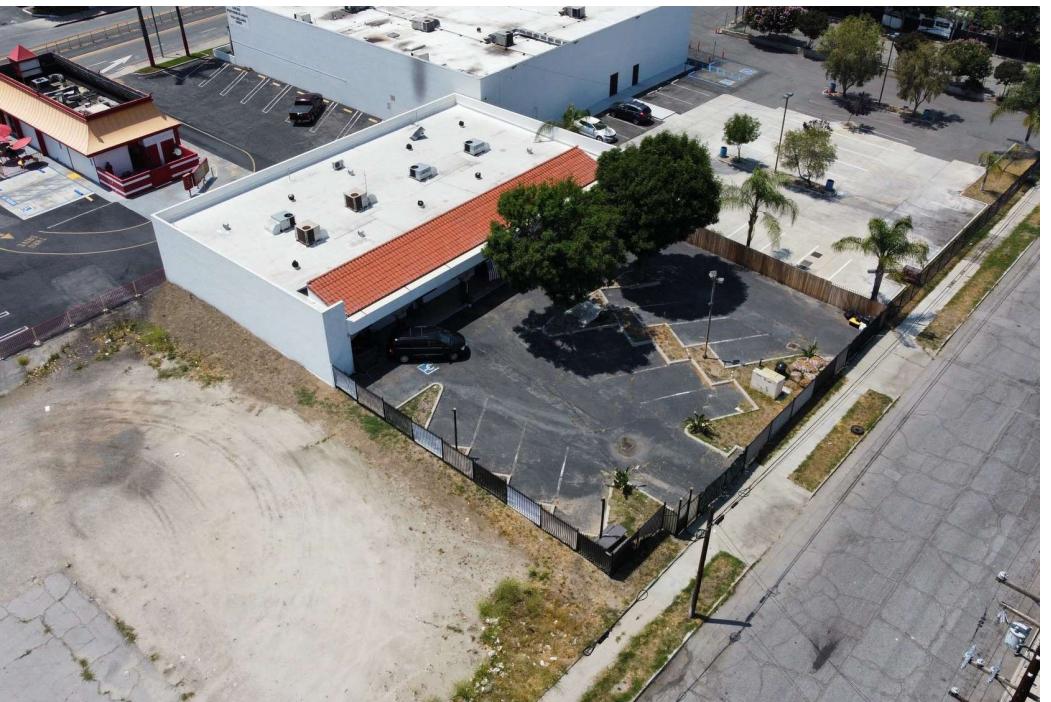
Broker/Owner
909.786.4302 • tony@alliedcre.com
CalDRE #01301532

460 S. STODDARD AVE

San Bernardino, CA 92401



RETAIL PROPERTY
FOR SALE



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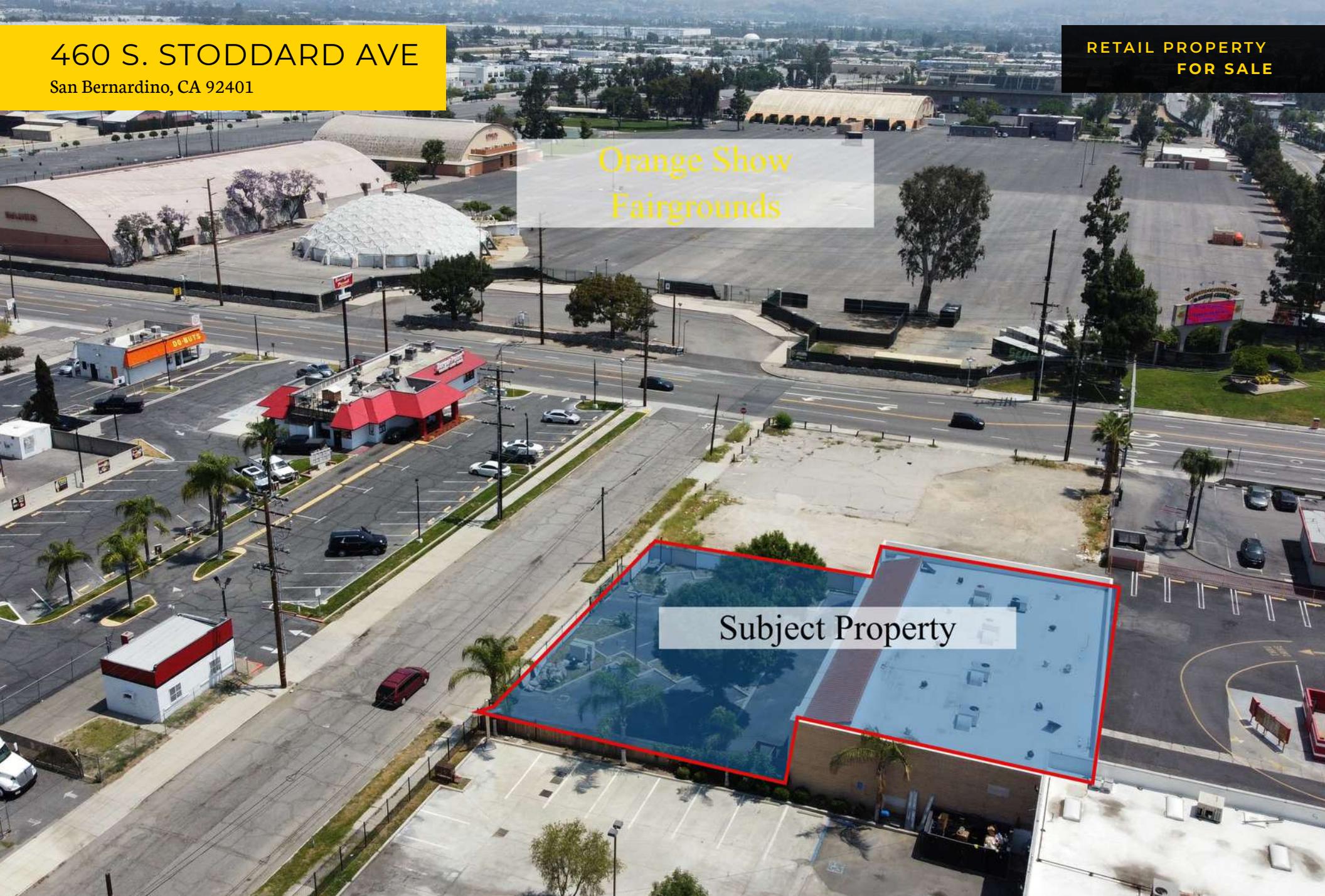
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RETAIL PROPERTY
FOR SALE

Orange Show
Fairgrounds

Subject Property



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