

120 S San Antonio Ave # A, Ontario 91762

686 - Ontario

STATUS: Active

LIST CONTRACT DATE: 01/15/25

LISTING ID: CV25010591

LIST PRICE:

PROP TYPE: Commercial Lease

PROP SUB TYPE: Office

PARCEL #: 1049012050000



SQFT(SRC): **1,924**
 SQFT LOT: **15,200 (A)**
 ACRES: **0.349**
 BUSINESS NAME: **APF Plaza**
 BUSINESS TYPE: **Accounting, Commercial, Dental, Medical, Professional/Office, Real Estate**
 YEAR ESTABLISHED:
 YEAR BUILT: **1924**
 SLC:
 LEVELS: **1**
 CURRENT USE:
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR: **\$2.00 - \$2.25**
 NUMBER OF UNITS:
 ENTRY LEVEL: **1**
 BUILDING STATUS:
 OCCUPANCY: **Available**
 BUILDING \$/PER SQFT:
 LAND \$/PER SQFT:
 DAYS ON MARKET: **8**
 COUNTY: **San Bernardino**
 PARCEL MASTER:
 INVEST?: **A/C?:Yes**
 FENCE?: **Yes** **HEAT?:Yes**

Recent:

01/15/2025 : NEW

DESCRIPTION

APF Plaza

Location, Location, Location. Well maintained stand alone office building with great visibility in the growing City of Ontario. Building has 9 separate office rooms, beautiful receptionist's area, conference room, waiting room, two bath rooms and kitchen . Property has been freshly painted, wood laminated floors and landscaped. Ideal for Office/Medical/Dental/Real Estate/Escrow/HealthCare. Well lit Parking lot in front and back of property.

BUSINESS URL:

BUILDING DETAILS

FEATURES:

HEATING: **Central**

LAUNDRY:

CLEARANCE:

INDUSTRIAL TYPE:

PROBATE AUTHORITY

OFFICE CLASS:

ROOFING: **Shingle**

SECURITY:

CONSTRUCTION: **Stucco**LOT: **Back Yard, Garden, Sprinkler System**

UTILITIES

ELECTRICITY:

AMPERAGE:

VOLTS:

UTILITIES: **Electricity Connected, Sewer**

Connected

WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:

DAYS / HOURS OPEN:

FULLTIME EMPLOYEES:

LEASE EXPIRES:

EQUIPMENT VALUE:

SPECIAL LICENSES:

PART TIME EMPLOYEES

ACTUAL RENT:

INVENTORY VALUE:

YEARS CURRENT OWNER:

HOURS OWNER WORKS:

LEASABLE SQFT: **1,924**

MONTHLY NNN:

PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:

HIGH TECH FLEX SQFT:

RETAIL SQFT:

TOTAL SQFT:

INDUSTRIAL SQFT:

INDUSTRIAL MIN/MAX:

DIVISIBLE SQFT: **0**

LAND \$/PER ACRE:

OFFICE SQFT: **1,924**

OFFICE MIN/MAX:

RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:

UNCOVERED:

LAND

CARPORT:

PARKING RATIO:

COMMON INTEREST:

LAND USE: **Office, Retail**

BUILDER NAME:

ZONING:

PARK NAME:

PHASE:

LOT SIZE DIM:
TOPOGRAPHY:
PARCEL #: **1049012050000**
ADDITIONAL PARCEL(s): **No**

SURVEY TYPE:

WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS:
EXISTING LEASE TYPE: **NNN**
INCLUSIONS:
EXCLUSIONS:

ASSIGNABLE:
FINANCING:
CLOSE DATE:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS: **Taxes, Water**
TENANT PAYS: **Electricity, Gas, Repairs**

of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: **Kabir Masud**
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: **01789041**
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: **C24250**
CO-LISTING AGENT MLS ID:

CONTACT

1.LO PHONE: **909-983-8337**
2.LA CELL: **916-501-2611**
3.LA EMAIL: **kbmasud@verizon.net**

OFFICE

LISTING OFFICE: **KB Home Realty**
LISTING OFFICE PHONE: **909-983-8337**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: **01789041**
LISTING OFFICE FAX:
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: **52975**
CO-LISTING OFFICE MLS ID:

MLS

BAC:
LISTING CONTRACT DATE: **01/15/25**
ON MARKET DATE: **01/15/25**
BAC REMARKS:
PRIVATE REMARKS:

DUAL/VARI COMP?: **No**
EXPIRATION DATE: **12/31/25**
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?Yes/
MOD TIMESTAMP: **01/15/25**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **Very easy to show. Call/text agent for showing instructions. KB 916-501-2611. Property is for lease is the big building.**
DIRECTIONS: **SW, Corner of Holt Blvd and San Antonio Ave next to Tom's Burger.**

PHOTOS

