



■ Mixed-Use Commercial Property – Prime Fontana Location

- 13981 Rose Avenue, Fontana, CA 92337
- Asking Price: \$2,500,000

Property Overview

- Type: Commercial with Residential Use
- Current Structure: Single-Family Home
- Year Built: 1979
- Living Space: 2,070 sq. ft. (Buyer to Verify)
- Rooms: 3 Bedrooms, 2 Full Baths, Bonus Room, Office, Living Room, Workshop
- Heating/Cooling: Central A/C + Fireplace

Lot & Zoning

- Lot Size: 46,609 sq. ft. (1.07 acres)
- Zoning: Commercial with Residential Use Permitted
- Parking: 2-Car Attached Garage
- Amenities: Patio, Large Paved Area (Perfect for Commercial/Industrial Use)

Potential Uses (Verify with City)

- Retail Stores (Clothing, Hardware, Computers, Department Stores)
- Eating & Drinking Establishments (Some Restrictions for Alcohol)
- Professional & Administrative Offices

- Automobile Sales & Services
- Warehouse (Retail & Wholesale)
- Medical Offices & Clinics

Area Highlights

The City of Fontana is growing rapidly with major developments nearby, including:

- Summit at Rosena – 850+ new homes with community amenities
- Rosewood at Sierra Vista, Citrus Lane, Flora & Iris at The Arboretum, Narra Hills – Multiple new residential communities



Contact

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