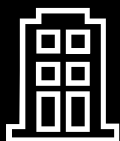


12 ROOM- ECONOMY HOTEL – FOR SALE

2176 N. MOUNT VERNON AVE., SAN BERNARDINO, CA 92411



PROPERTY FEATURES



BUILDING SIZE:

± 5,500 sq.ft.

LOT SIZE:

± 11,400 sq.ft. (±0.26-acres)

ROOMS:

12 Bedrooms



PARCEL:

APN: 0143-023-11-0000



ZONING:

Commercial General – 1 (CG-1),
per the City of San Bernadino, CA

PROPERTY HIGHLIGHTS

- 12 - Rooms
- ±1,700 sq.ft. Lobby/Bar Area
- Value Add Opportunity
- Available Pole Signage
- Near California State University, San Bernardino (CSUSB)
- Located on the Historic Route 66, with easy access to the I-215 Freeway and close the I-15 Freeway.



CAL DRE # 02120868

**INLAND
EMPIRE**

KW COMMERCIAL
3595-1 Inland Empire
Blvd. Suite 1250
Ontario, CA 91764
909.980.6868



Situated along the iconic Historic Route 66, this ±5,500 sq.ft. property offers a unique blend of visibility, accessibility, and versatility. The property features 12 - rooms and an expansive ±1,700 sq.ft. lobby/bar area, providing a flexible layout suitable for a variety of uses. Positioned on a ±11,400 sq.ft. (±0.26-acre) lot, the site benefits from signage opportunities and traffic exposure.

Zoned Commercial General – 1 (CG-1) per the City of San Bernardino, the property allows for many commercial uses. Its location offers easy access to the I-215 Freeway and is near many amenities, and is within 4 miles from California State University, San Bernardino (CSUSB).

With a strategic location and surrounding amenities, this property presents an excellent opportunity for investors or owner-users seeking a value-add opportunity in a growing market.

ADDITIONAL PROPERTY PICTURES

2176 N. MOUNT VERNON AVE., SAN BERNARDINO, CA 92411



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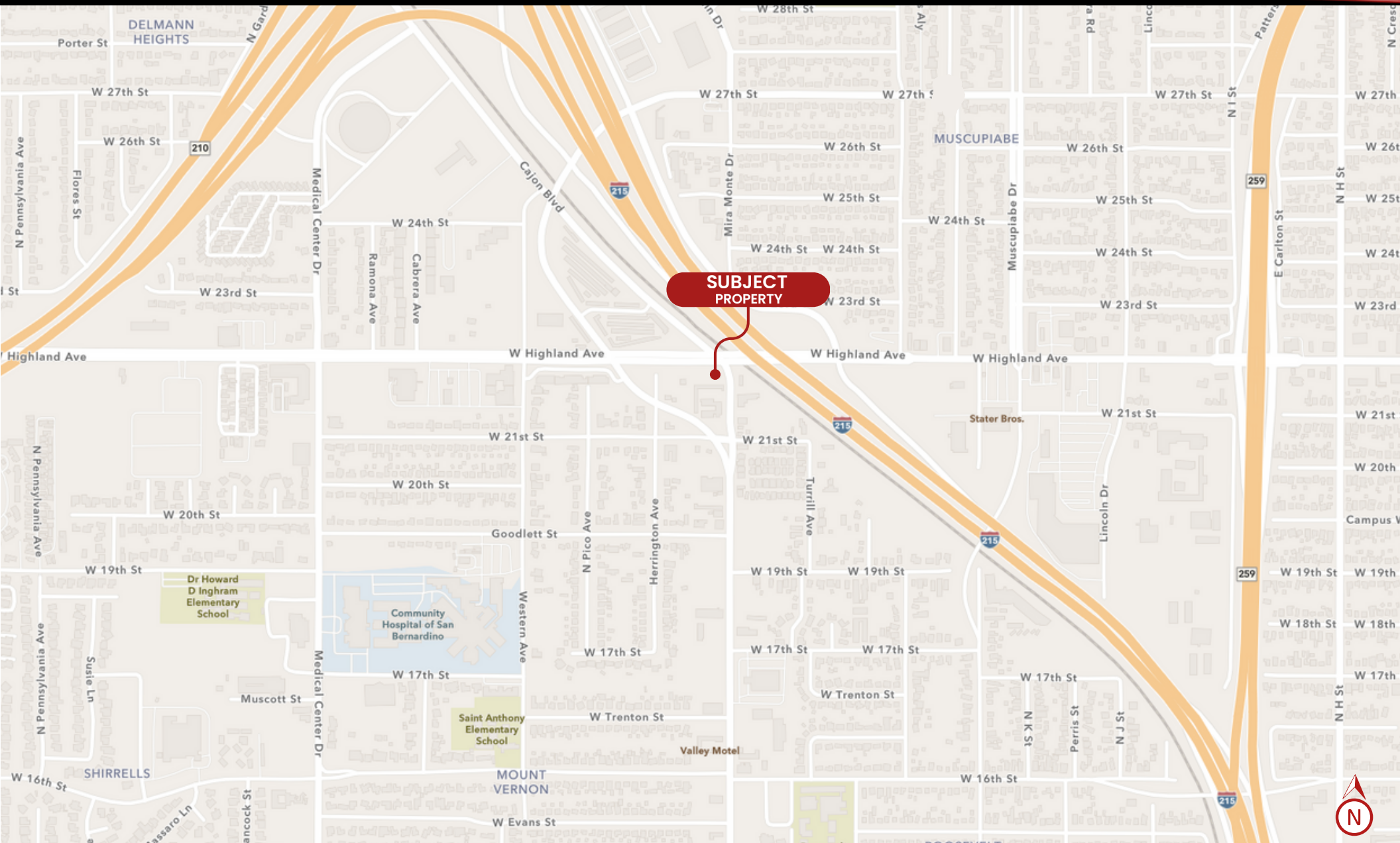


INLAND
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LOCAL MAP

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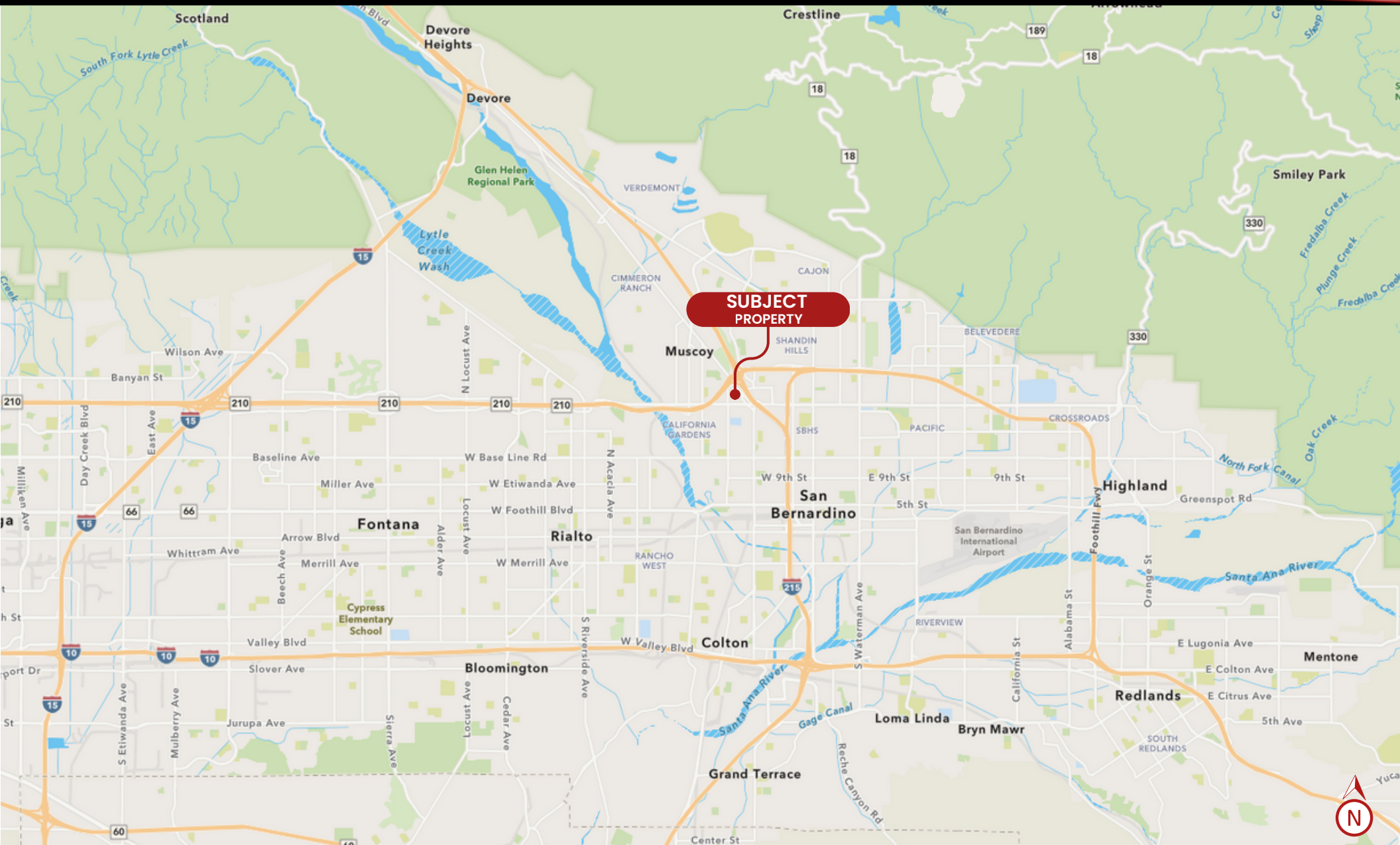


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REGIONAL MAP

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