

304 S E ST

San Bernardino, CA 92401

RETAIL PROPERTY  
FOR SALE



## PROPERTY DESCRIPTION

Allied Commercial is excited to bring to the market an owner/user or investment opportunity with tremendous upside. Formerly known as the Brandin' Iron Nightclub, 304 S E St boasts an impressive 13,672 total sq. ft. featuring 2 freestanding structures (1st unit 11,962 SF, 2nd unit 1,710 SF). This distinguished property, constructed in 1930, exudes historic charm while situated on a large functional +/-1.61 Acre Lot. Ideally located in the CCS-1 (City of San Bernardino) zoning district which allows for uses such as, banquet hall, night club, medical office, health clinics and many other possibilities. Contact the listing agent today for more information or to schedule a site visit.

## PROPERTY HIGHLIGHTS

- - 13,672 SF of structures
- - large +/-1.61 acre lot
- - Historic bow truss construction from 1930
- - Zoned CCS-1 (City of San Bernardino)
- - Prime location in San Bernardino area

## LOCATION DESCRIPTION

Nestled in the heart of San Bernardino, the area surrounding the property offers a dynamic blend of business and leisure. With convenient access to major thoroughfares (10, 210 & 215 Freeways) and public transportation, this prime location is in close proximity to several notable points of interest. Explore nearby attractions like the National Orange Show Event Center and the San Manuel Baseball Stadium or indulge in the vibrant dining and shopping scene of downtown San Bernardino.

## OFFERING SUMMARY

Sale Price:	\$1,800,000
Number of Units:	2
Lot Size:	70,001 SF
Building Size:	13,672 SF

TONY M. GUGLIELMO, CCIM

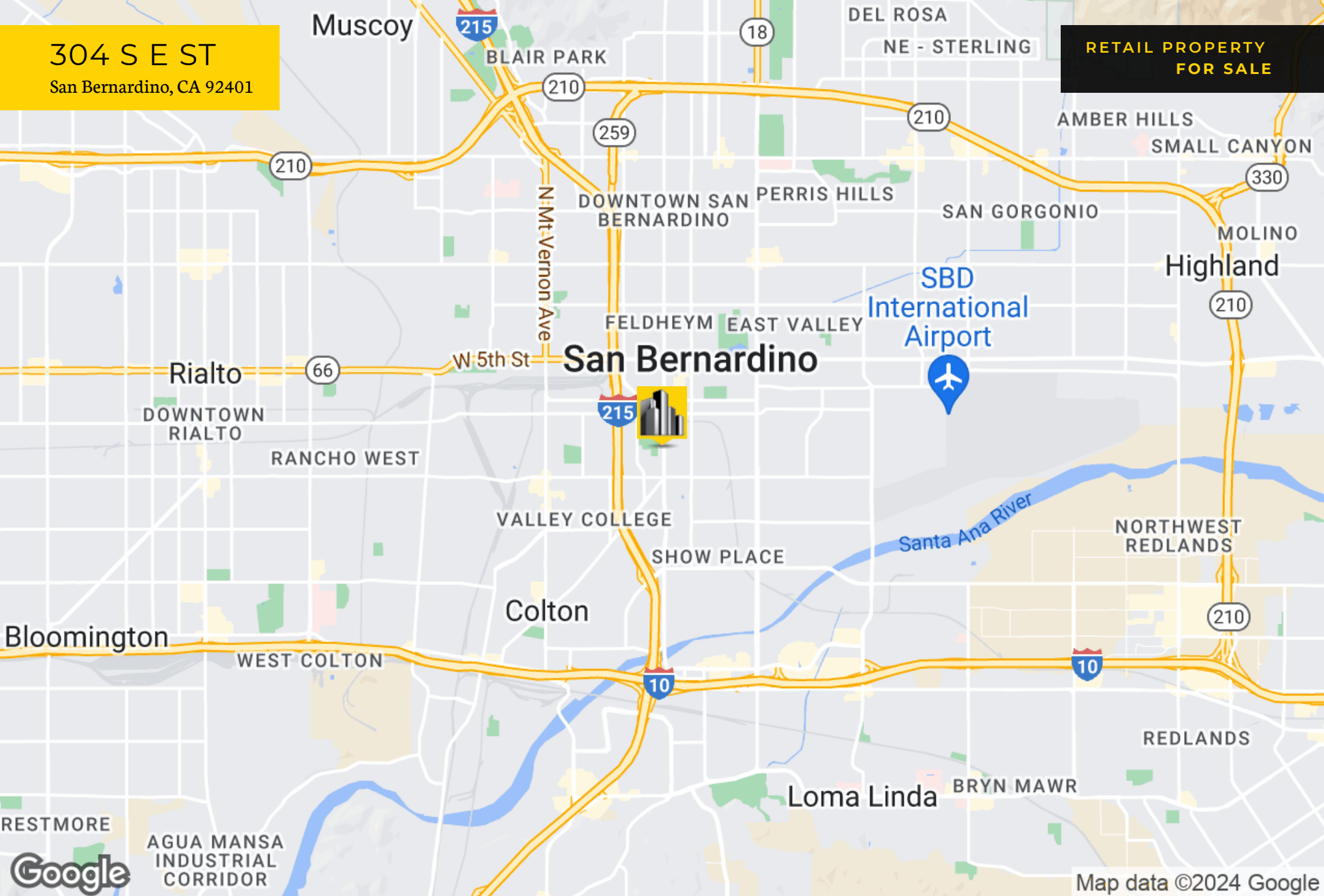
Broker/Owner  
909.786.4302 • tony@alliedcre.com



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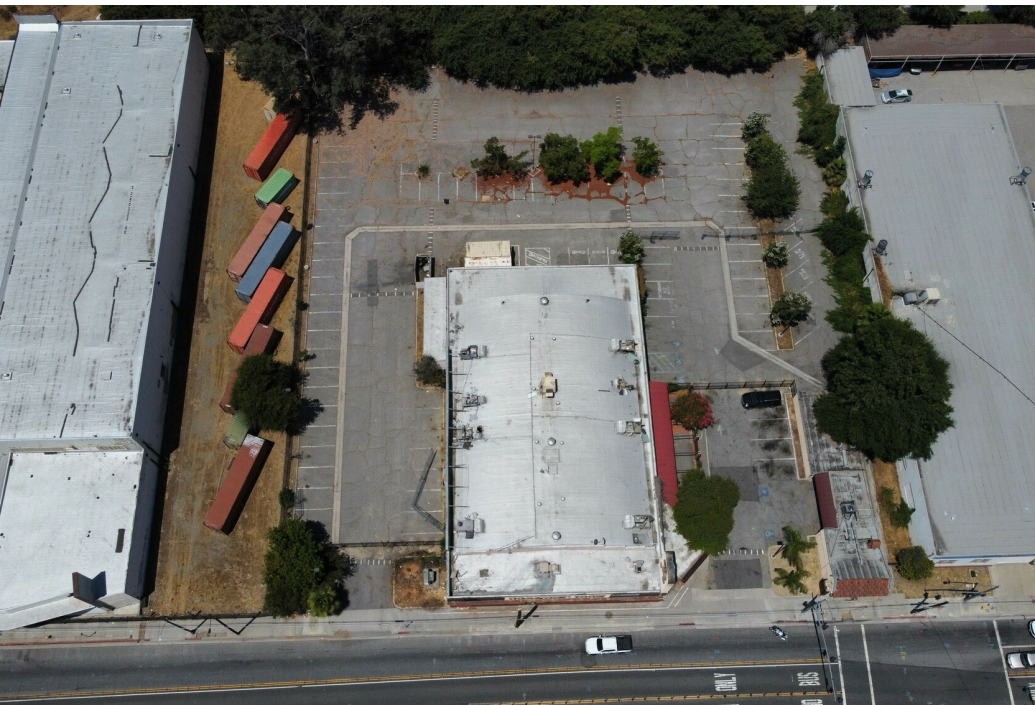




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