

FOR SALE

AUTOMOTIVE BUILDING
OWNER-USER OR REDEVELOPMENT OPPORTUNITY



COLDWELL BANKER
COMMERCIAL
BLAIR

SELLER FINANCING AVAILABLE



471 SOUTH ALLEN STREET
SAN BERNARDINO, CALIFORNIA 92408

For more information contact:

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471 SOUTH ALLEN STREET, SAN BERNARDINO, CA 92408



BUILDING SIZE:	$\pm 3,492$ SF	ZONING:	CH
LOT SIZE:	$\pm 62,247$ SF	APN:	0136-272-27-0000
PRICE:	\$1,700,000		
BUILDING:	\$487.00/SF		
LAND:	\$27.00/SF		

PROPERTY HIGHLIGHTS

- Seller Financing Available
- Located in an Qualified Opportunity Zone
- Automotive Owner User or Redevelopment Opportunity
- Currently a well maintained and built out automotive building situated on approximately 62,247 of land
- Approved plans available to build a 4,074 SF industrial property on the premises
- Tenant on a month-to-month basis (currently paying \$2,830 per month / Mod. Gross)
- Ideal location in San Bernardino's industrial corridor

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S A N B E R N A R D I N O , C A L I F O R N I A 9 2 4 0 8

PROPERTY DESCRIPTION

We are pleased to offer the property located at 471 South Allen Street for sale. This prime asset includes approximately 3,492 square feet of improvements situated on a 62,247 square foot parcel of land. Currently, the property is leased to an automotive tenant on a month-to-month basis, providing flexibility for potential buyers.

In addition to the existing structures, the remainder of the land is undeveloped, with approved plans in place to construct an additional 4,074 square feet of improvements, offering even greater potential for growth.

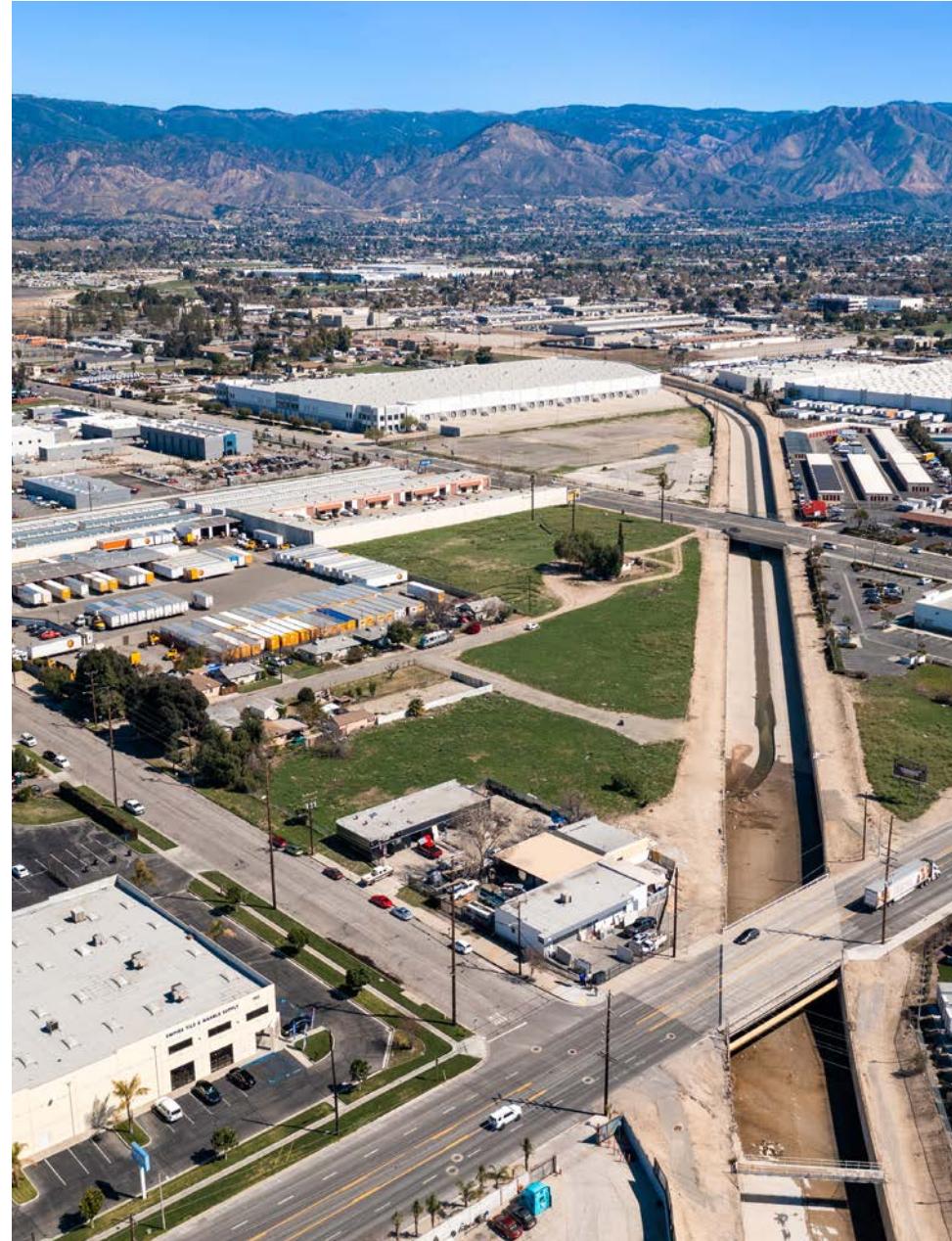
This site presents an excellent opportunity for an owner-user or redevelopment project, situated in a highly sought-after industrial corridor in San Bernardino, with convenient access to key transportation routes.

ZONING

CH(Commercial Heavy) Zone

This zone is intended to accommodate automobile and truck sales and repair facilities, lumberyards, and related hardware sales, plant nurseries, light industrial manufacturing and storage facilities, and similar uses requiring extensive outdoor or indoor space for their sales, service, and/or storage, excluding neighborhood commercial uses.

The property IS located within a designated Opportunity Zone.



PHOTOS



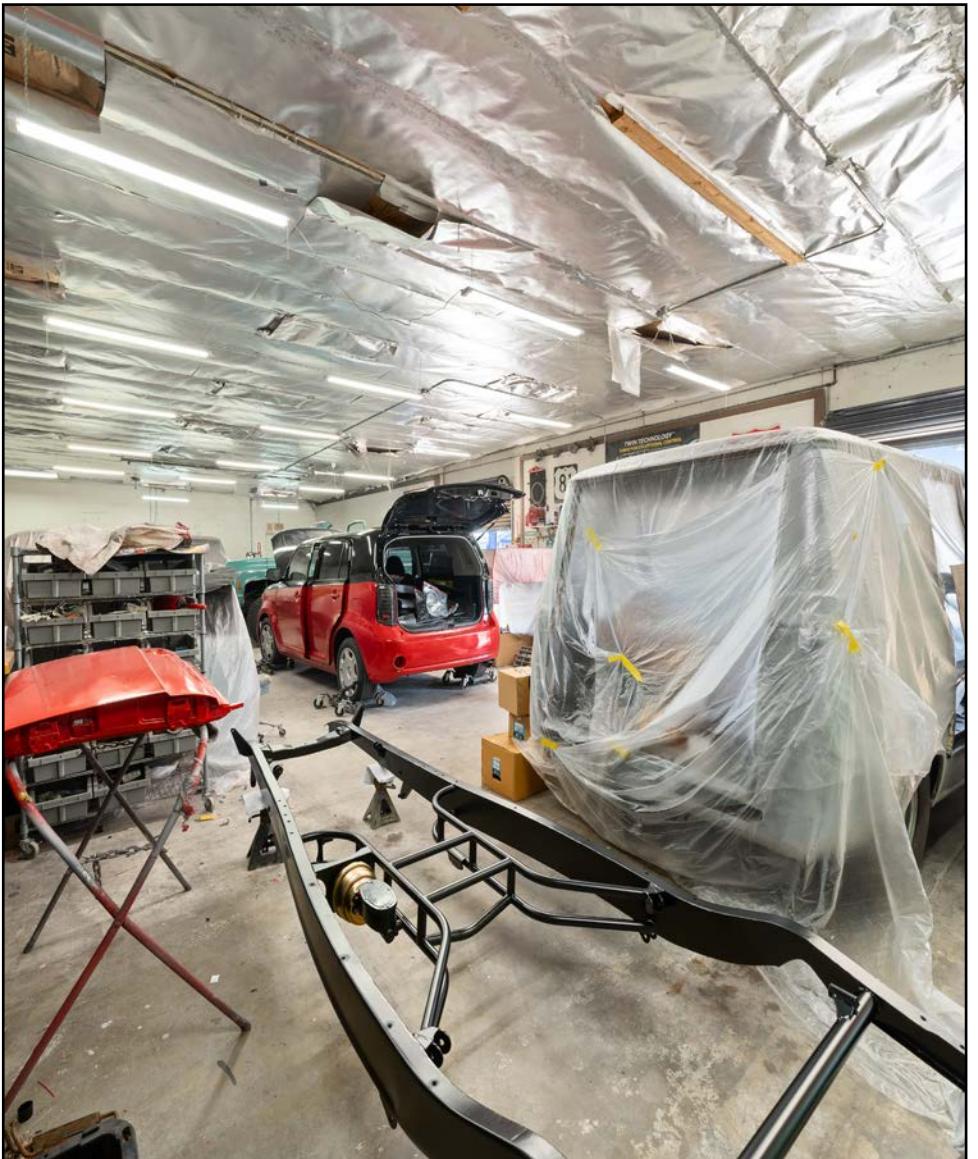
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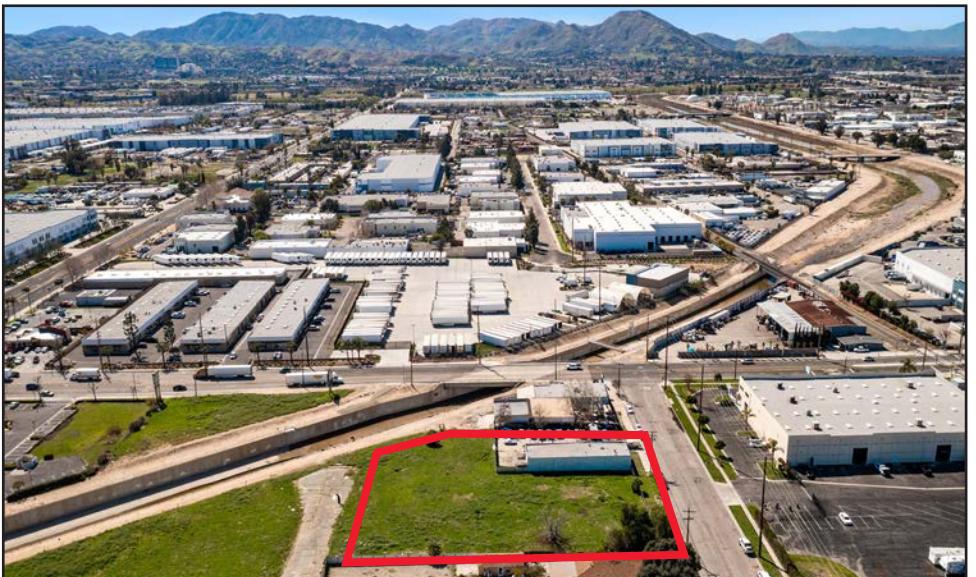
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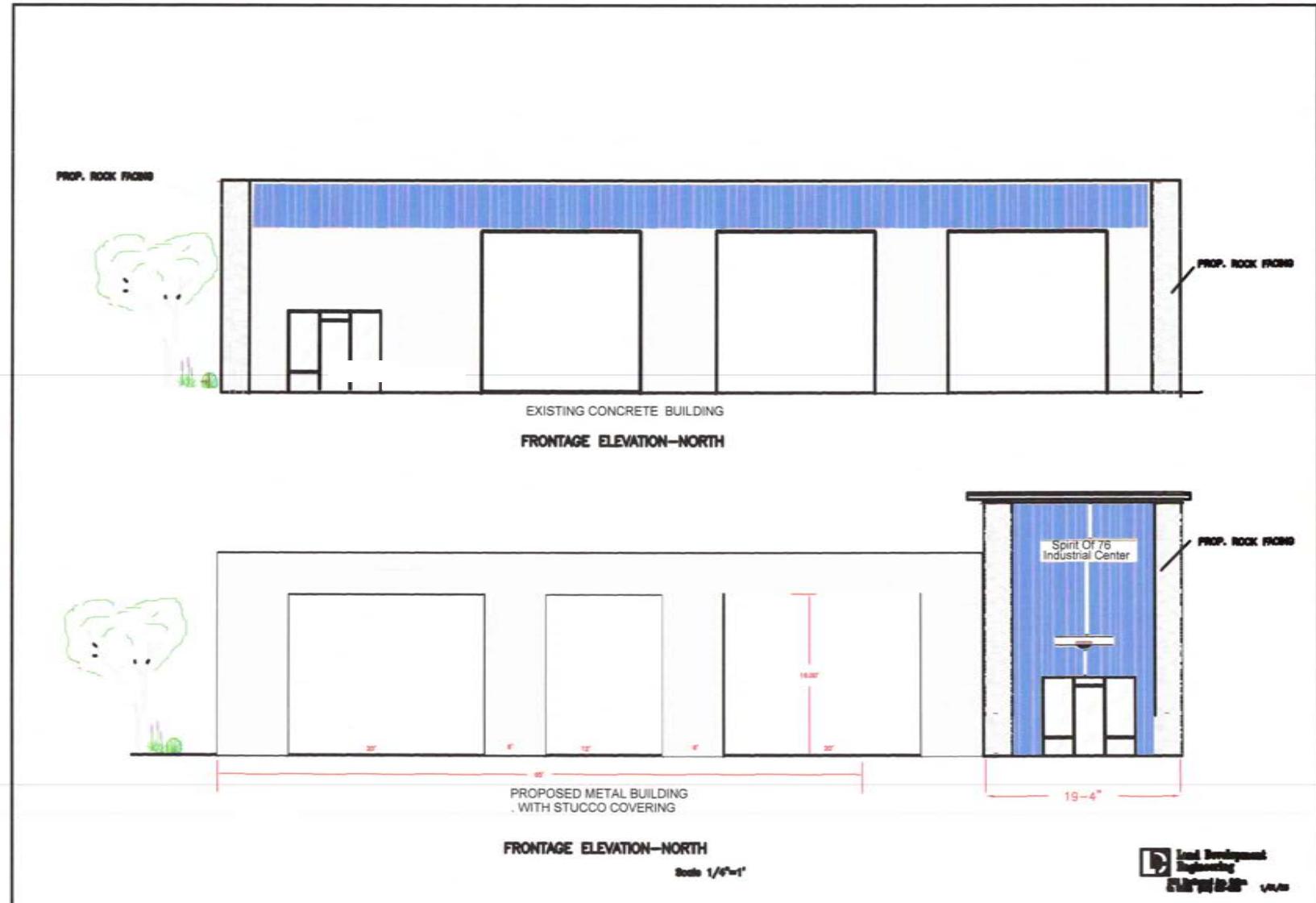
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PROPOSED BUILDING RENDERINGS



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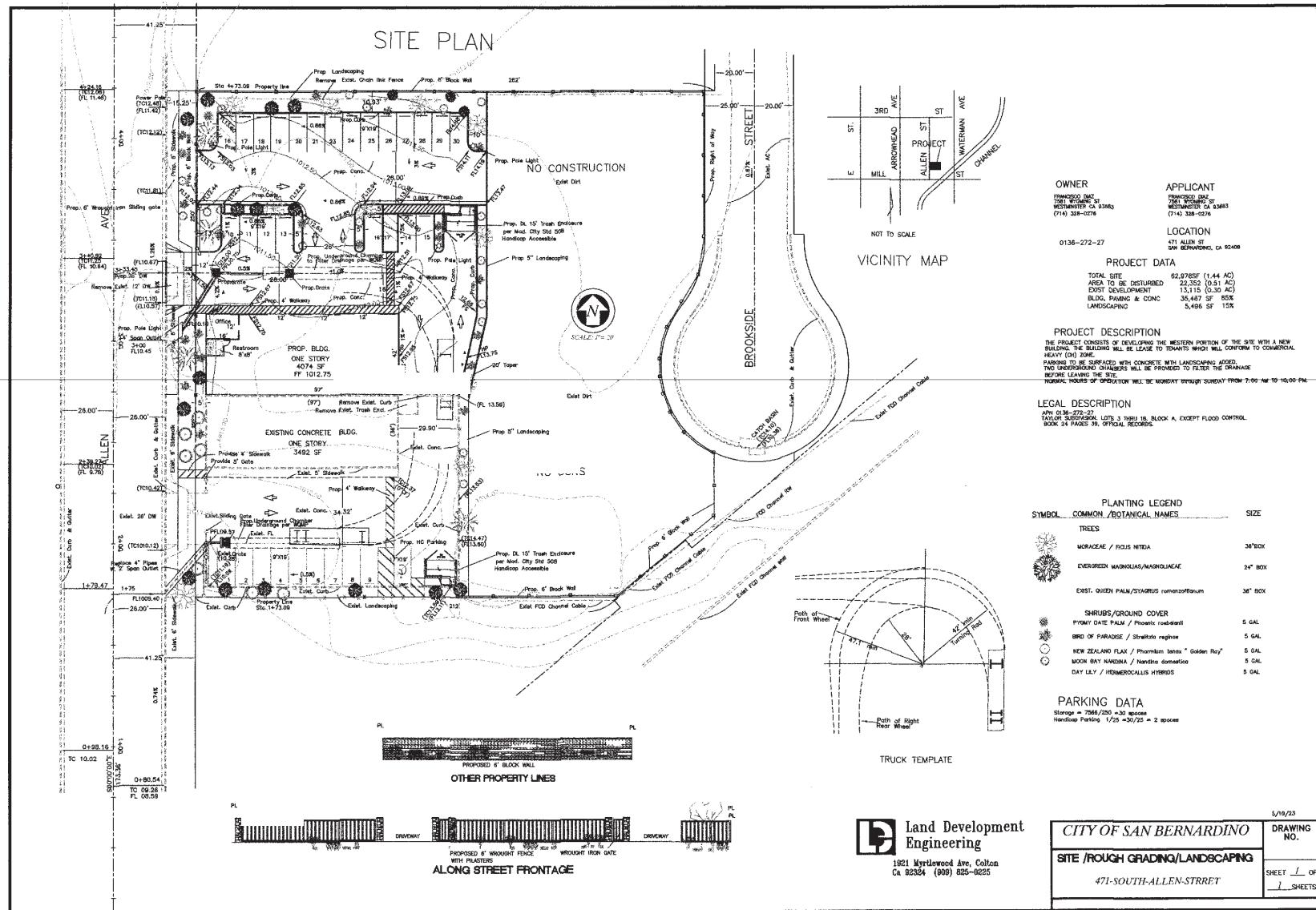
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FLOOR PLAN



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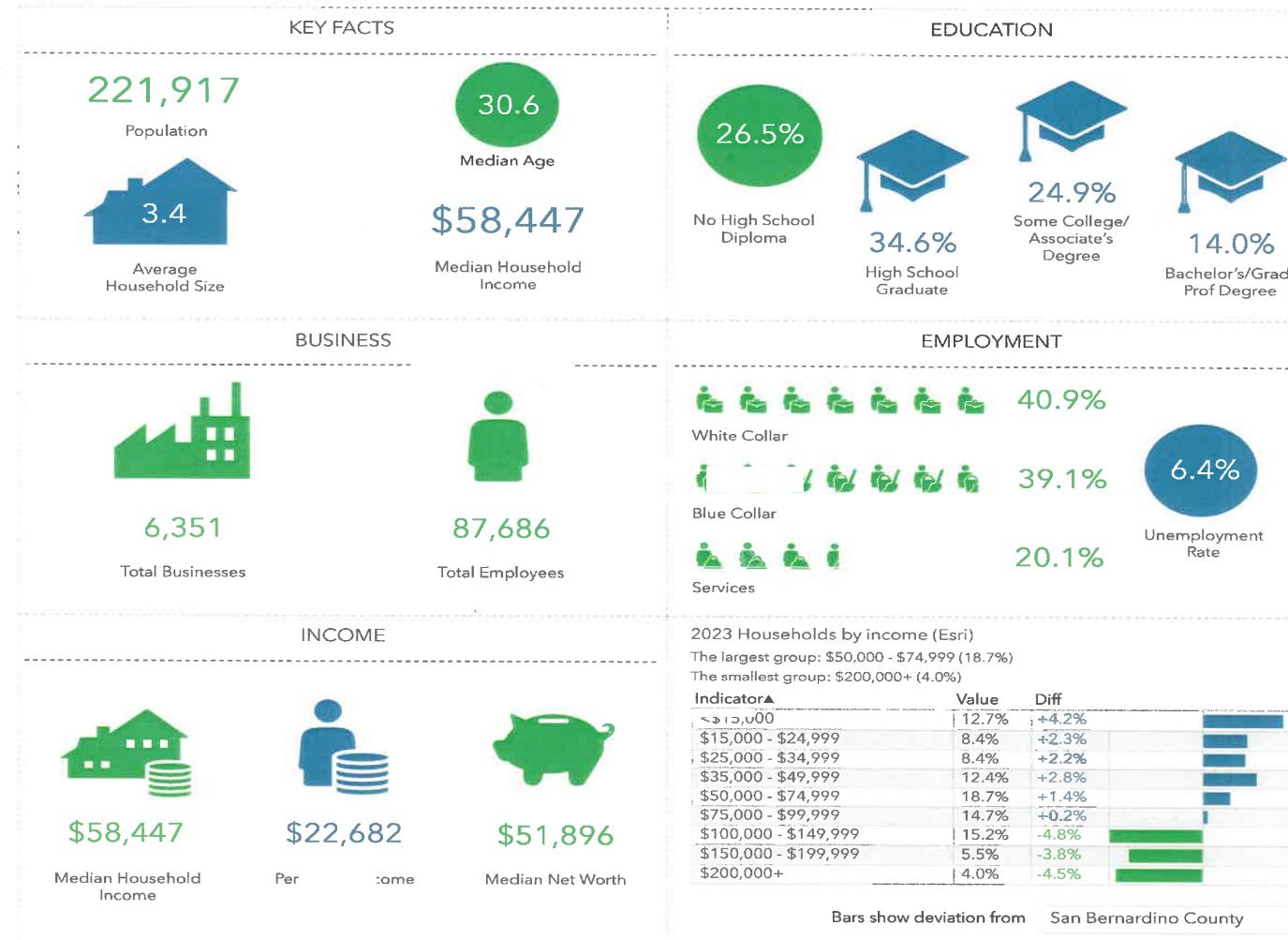
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DEMOGRAPHICS

Key Facts



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

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