

SUMMARY OF THE OFFERING

EXECUTIVE SUMMARY

ADDRESS	970 & 976 W BASELINE ST, SAN BERNARDINO
COUNTY	SAN BERNARDINO
MARKET	SAN BERNARDINO
ZONING	HEAVY COMMERCIAL
GLA (SF)	512 (SF) & 1148 (SF)
LAND SF	12,624 (SF) & 25,332 (SF) - TOTAL 37,956
YEAR BUILT	1971
YEAR RENOVATED	
APN	0144232110000 & 0144232230000
MAJOR TENANTS	Owner
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

FINANCIAL OFFERING PRICE	\$1,250,000.00
PRICE PER SF	\$32/SF - LAND

LOCATION SUMMARY

BOTH 970 & 976 W BASELINE ARE PART OF THIS SALE. GREAT OPPORTUNITY TO OWN 2 COMMERCIAL PARCELS TOTALING 37,956 SQ FT IN A GREAT LOCATION! THIS PROPERTY IS ZONED AS HEAVY COMMERCIAL, AND IT FEATURES 2 INDEPENDENT STRUCTURES; AN OFFICE/RETAIL SPACE ESTIMATED AT 512 SQ FT AND A WORKSHOP ESTIMATED AT 1148 SQ FT WITH PLENTY OF STORAGE SPACE. THE LOT IS FULLY PAVED WITH 2 ENTRANCES, 2 BATHROOMS, AND PLENTY OF PARKING SPACE. THE PROPERTY IS COMPLETELY FENCED FOR ADDITIONAL SECURITY AND INCLUDES 2 CAR LIFT RACKS. THIS PROPERTY IS CONVENIENTLY LOCATED NEAR FREEWAYS, SHOPPING CENTERS, AND SAN BERNARDINO INTERNATIONAL AIRPORT. BUYERS ARE TO CONDUCT THEIR DUE DILIGENCE AND VERIFY ALL POTENTIAL/FUTURE USES FOR THEMSELVES. THIS PROPERTY WILL NOT LAST, CALL TO GAIN ACCESS!

PLENTY OF PARKING AND EVEN MORE WITH BOTH LOTS. LARGE TRUCK PARKING ALSO

BUSINESS HAS BEEN RUNNING AND PROFITABLE FOR THE LAST 7 YEARS WITH THE SAME OWNER

PROPERTY DESCRIPTION

PROPERTY FEATURES

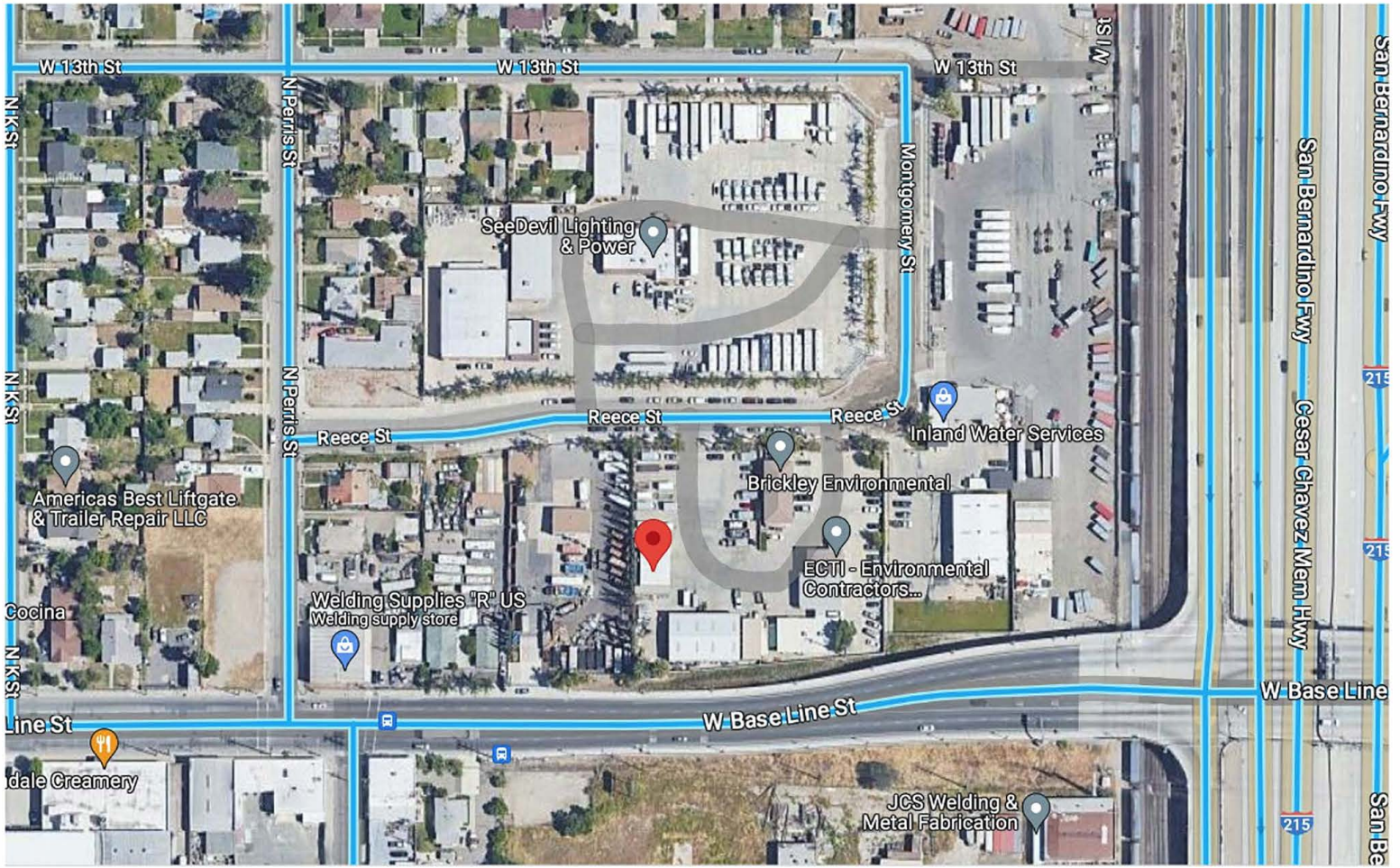
NUMBER OF TENANTS - **OWNER**
GLA (SF) **1660**
LAND SF **37,956**
LAND ACRES **0.87**
YEAR BUILT **1971**
YEAR RENOVATED
OF PARCELS **2**
ZONING TYPE **C3**
BUILDING CLASS **C**
TOPOGRAPHY **Flat/Paved**
LOCATION CLASS **Corner**
NUMBER OF STORIES **1**
NUMBER OF BUILDINGS **2**
NUMBER OF PARKING SPACES **15**
PARKING RATIO **2/2500**
NUMBER OF PADS **None**

CORNER LOCATION **Near Corner**
HVAC **NONE**
FIRE SPRINKLERS **NONE**
ELECTRICAL / POWER **AVAILABLE**
LIGHTING **AVAILABLE**

CONSTRUCTION FOUNDATION **CONCRETE SLAB**
FRAMING **WOOD/STEEL/CONCRETE**
EXTERIOR **STUCCO**
PARKING SURFACE **ASPHALT**
ROOF FLAT COMPOSITION **SHINGLES**
LANDSCAPING **NONE**

MAJOR TENANT/S **OWNER**
SHADOW ANCHOR **NONE**
LEASE TYPE **NONE**

AERIAL MAP



PROPERTY IMAGES:



