

Commercial For Sale | Office | Office Building

# 494 North E Street . Carousel , CA 92415

**For sale Vacant 68K Office Building in Downtown San Bernardino , California. Excellent retail/office redevelopment opportunity in the heart of Downtown San Bernardino. For more information contact the listing agent Armin Soleimani (310)666-2246 arminsoleimani@gmail.com**

## Listing Info

Listing ID: 2898  
**Off market**

**For Sale**

**\$3,995,000**

**Listing Presented by**

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## Location Map

## Property Type

Property status	Off market
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## Property Price

Asking Price	\$3995000
Last Sold Price	\$ N/A
Total Lot Size	21,475.00 Sq. Ft.
Asking Price per Sq. Ft.	\$61

Total Building Size Sq. Ft.	65954
Commission Split %	Contact listing agent%
Cap Rate %	13.37%
Gross Annual Income	\$0
Net Operating Income	\$534132
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$49938

## Property Location & Description

Listing Headline	For sale Vacant 68K Office Building in Downtown San Bernardino , California. Excellent retail/office redevelopment opportunity in the heart of Downtown San Bernardino. For more information contact the listing agent Armin Soleimani (310)666-2246 arminsoleimani@gmail.com
Property Description	Excellent retail/office redevelopment opportunity in the heart of Downtown San Bernardino. The offering consists of a 4 story building totaling 68,550 leasable Square Feet. Located on a highly visible signalized corner providing excellent frontage along 2 major thoroughfares and excellent car counts. The said improvements sit on a 21,475 square foot lot and include 12 private parking spaces.
Location Description	Downtown San Bernardino , California.
APN / Parcel ID	0134-121-07 0134-121-23
Building Class	B
Zoning	C2
Occupancy %	0%

Vacant	Yes
Construction Type	Other
No. Stories	4
Year Built	1974
Overall Property Condition	Good
Highlights	Investment or Owner User
	Located on a highly visible signalized corner
	12 private parking spaces

## Property Information

Building Amenities	Disabled access Elevator Near transportation
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## Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	On-street Off-street
# of Covered Parkings	12

## Investment Overview

Type of use	Investor
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## Energy Efficiency

Energy Star Certified	No
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How old is your cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

## Neighborhood lifestyle

Lifestyle	Cul-de-sacs & Kids
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## More information

MLS URL of this listing to link to your own site or brokerage site	<a href="http://www.globalmajorproperties.com/author/armin/">http://www.globalmajorproperties.com/author/armin/</a>
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