

TWO-UNIT OFFICE / OWNER-USER OR INVESTOR

1673 N. D St

San Bernardino, CA 92405

PRICE	BUILDING SIZE	UNITS	YEAR BUILT
\$425,000	1,549 SF	Two	1944

Two-unit office building in the City of San Bernardino, ideal for an owner-user, investor, or multi-tenant use. The property may also have potential for a mixed-use live/work configuration. It is separately metered for electricity and gas and includes two separate parking areas, additional street parking, and a fully fenced and secured lot. The property could work well for professional services, general office, dental, or medical office users.

LARGER UNIT	Central AC, one restroom, three private offices, reception area, open work area, and a break room that could be used as an additional office
SECOND UNIT	Mini-split AC system, one restroom, reception area, open work area, and one private office
UTILITIES	Separately metered for electricity and gas
PARKING	Two separate parking areas plus additional street parking
SITE	Fully fenced and secured lot
USE POTENTIAL	Professional services, general office, dental or medical office; possible mixed-use live/work
OWNERSHIP	Current owner purchased as-is and has never occupied or rented the property

STREET FRONTAGE — 1673 & 1675 N. D ST





FENCED AND SECURED LOT — PAVED PARKING AREA



SECOND PARKING AREA



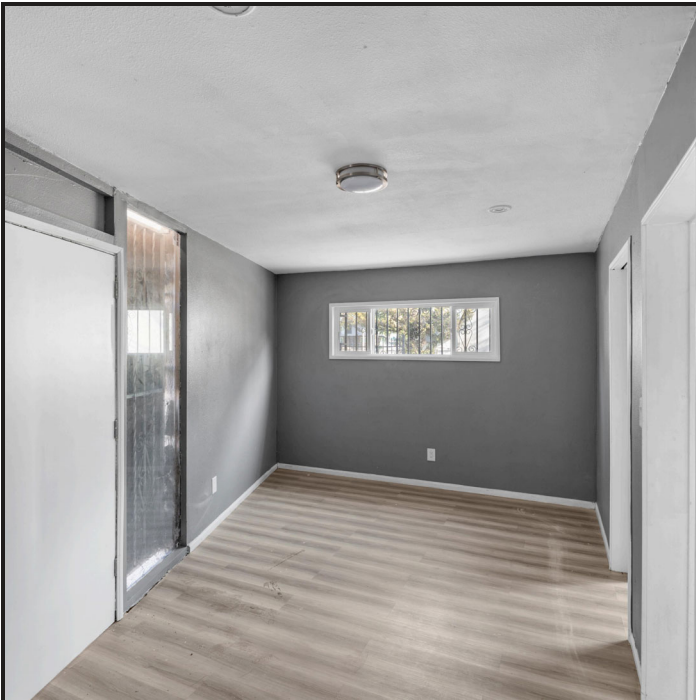
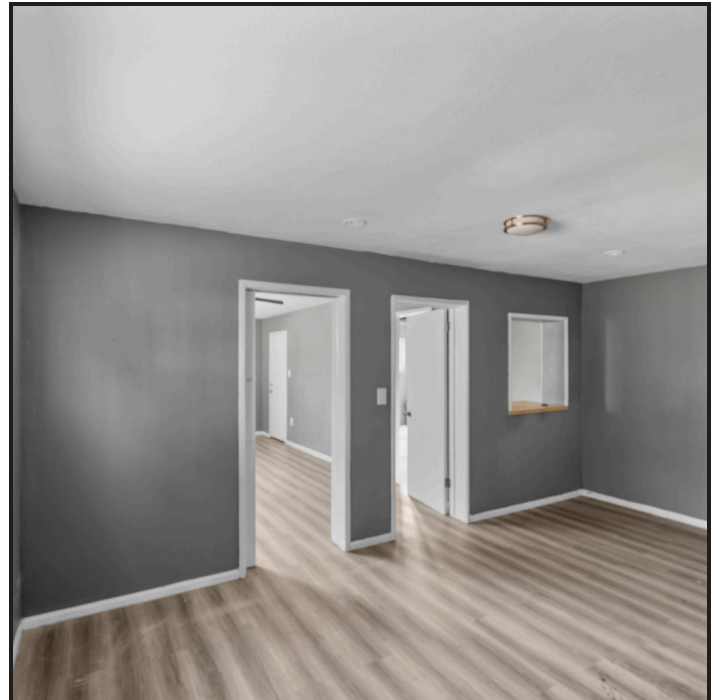
GATED REAR ENTRY AND DRIVE



SIDE YARD — SEPARATE GAS AND ELECTRIC METERS



SIDE ELEVATION FROM THE STREET

**LARGER UNIT — PRIVATE OFFICES****LARGER UNIT — INTERIOR WALKWAY, CENTRAL AC****SECOND UNIT — RECEPTION AREA****SECOND UNIT — ENTRANCE AND OPEN WORK AREA**

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All information is from sources deemed reliable but is not guaranteed. Buyers are encouraged to verify zoning, permitted uses, square footage, and any applicable requirements with the City of San Bernardino, and to verify any ADA or other requirements applicable to their intended use. Subject to change or withdrawal without notice.