

FOR SALE

410 Alabama St. Suite 101

~~\$698,500 (\$211.54/FT)~~

\$525,000 (\$163.96 FT)

Redlands, CA

REDUCED!!!



VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY

B 858-538-7774

F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

JASON@VENTURE-PACIFIC.NET

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DESCRIPTION

BANK OWNED MEDICAL OFFICE CONDOMINIUM PROPERTY FOR SALE! Located within San Bernardino County and in the City of Redlands, this office condominium is well located off Alabama Street and in close proximity to Interstate 10, 210 and 215. The subject property is apart of a condominium development and is zoned IC - Commercial Industrial District and is intended to support uses including a variety of wholesale, retail and service uses. Specific to this unit, association fees due monthly are equal to \$501 per month which covers property management and maintenance. The suite is multi-level with 2,584 square feet of ground level space and 718 square feet of second level space. Interior improvements were completed in 2006 to include good quality flooring, drywall partitions, built-in cabinetry and second level open office area. Improvements are consistent with a dental practice use. Properties such as this rarely come available in this area.

PROPERTY SPECIFICS

APN	0292-222-39
Property Type	Office Condominium
Building SF	3,302 SF
Offices	Level 1: 2,584 SF (Dental Suites/Office) Level 2: 718 SF (Open Office)
Year Built	2005/2006
Restrooms	2 - ADA Compliant
Zoning	IC - Commercial Industrial District
Parking	4.0/1,000 (11 Spaces)
Association/Dues	\$501/month

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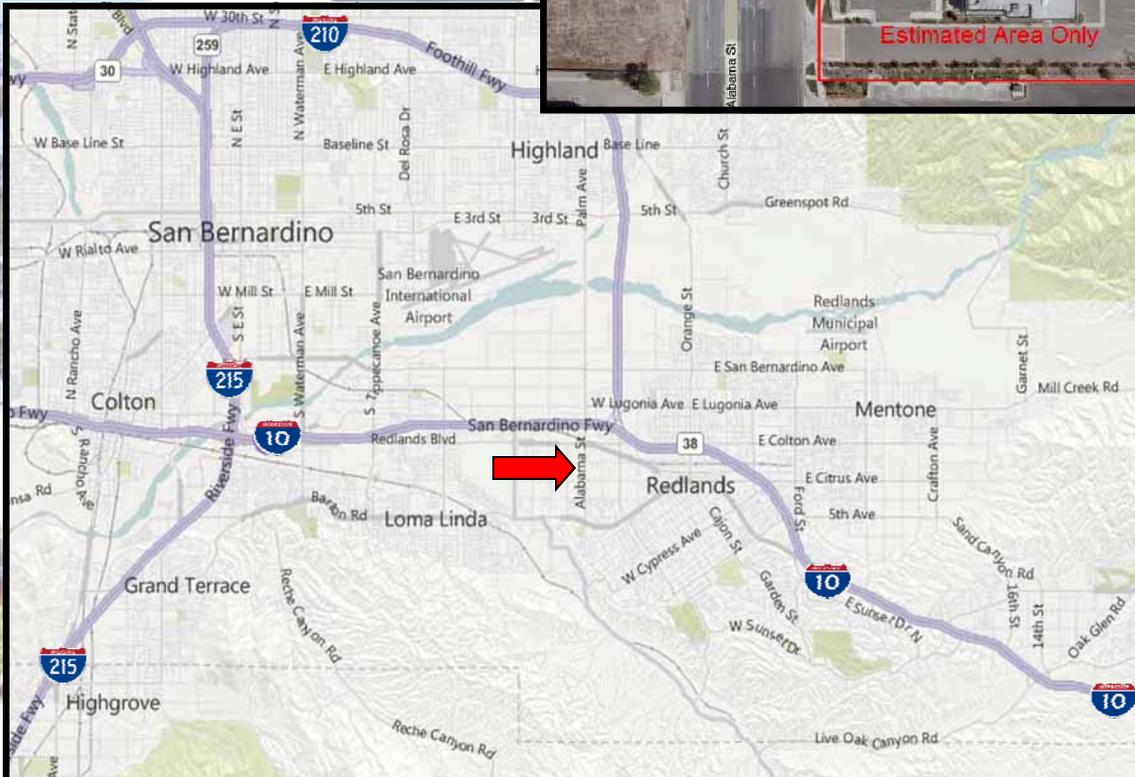
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LOCATOR MAP /
AERIAL VIEW



Directions:

- From I-10
- Exit 77A
- Turn Right onto Alabama St.
- Arrive at 410 Alabama St.

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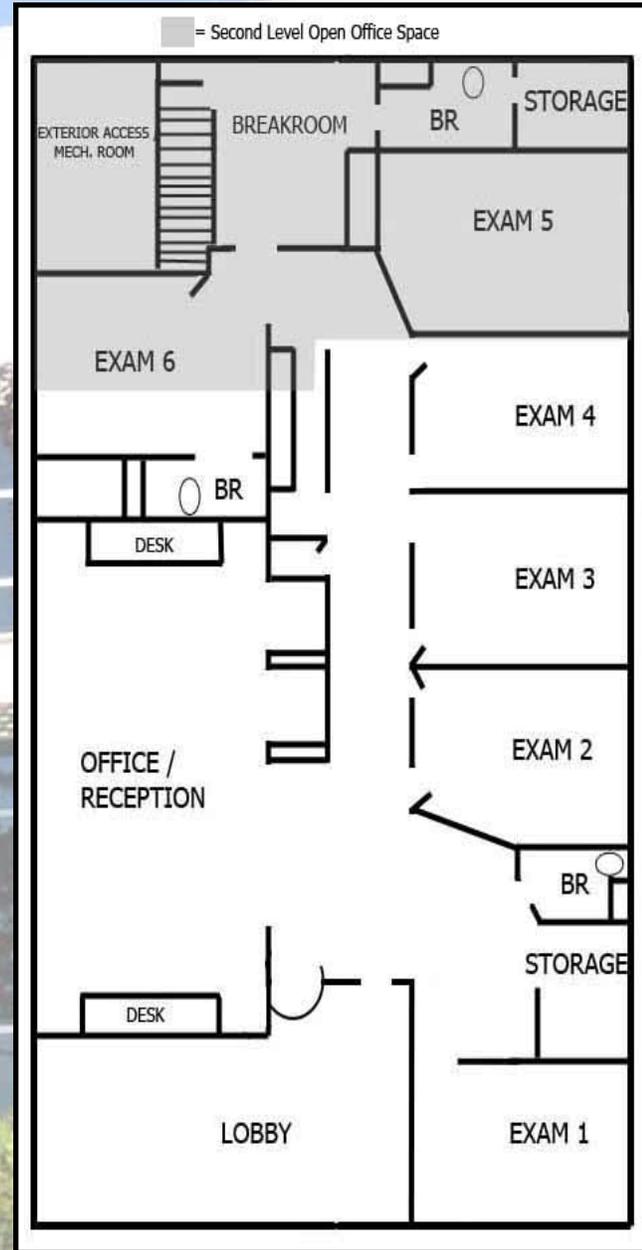
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PROPERTY PHOTOS / FLOORPLAN



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