

State / highland Av



BED / BATH: **3/2,0,0,0**
 SQFT(src): **1,450 (A)**
 PRICE PER SQFT: **\$586.14**
 LOT(src): **32,890/0.7551 (A)**
 LEVELS: **One**
 GARAGE: **0**
 YEAR BUILT(src): **1930 (ASR)**
 PROP SUB TYPE: **COMRES/D**
 DAM / CDAM: **Z/Z**
 SLC: **Standard**
 PARCEL #: **0268281260000**
 LISTING ID: **IG26079451**

Recent: **04/13/2026 : NEW**



DESCRIPTION

Corner lot property with both commercial and residential use potential. This unique opportunity allows you to legally operate a business from the home. Situated on a flat 3/4-acre lot on a high-traffic street, the property offers excellent visibility and convenient access to the 210 and 215 freeways. The main home has been completely remodeled with high-quality upgrades throughout, including new windows, fresh paint, updated flooring, modern plumbing, a fully renovated kitchen with new cabinets and countertops, and new interior doors. The primary bathroom has been fully gutted and redesigned using premium materials. Additionally, the property features an attached ADU, complete with its own full bathroom, new kitchen cabinets, dual-pane windows, and a spacious bedroom—ideal for extended family, rental income, or business use.

EXCLUSIONS:

INCLUSIONS:

AREA: **274 - San Bernardino**
 SUBDIVISION: /
 COUNTY: **San Bernardino**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$849,900**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:
 ROOM TYPE: **See Remarks**
 EATING AREA:

COOLING: **Ductless**
 HEATING:
 VIEW: **Hills**
 WATERFRONT:
 LAUNDRY: **Inside**

PROP SUB TYPE:
Commercial/Residential (Detached)

STRUCTURE TYPE: **Mixed Use**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **North/1**
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Septic Type Unknown**

LOT: **Yard**
 POOL: **None**

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLS:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?:
 UNCOVERED SPACES:

PARKING TOTAL: **0**
 # REMOTES:

GARAGE SPACES: **0**
 RV PARK DIM:

CARPORNT SPACES:

ADU

Type: **Standard**
 Attached: **No**
 Separate Address: **No**
 Living Area/Src: **500.00/Estimated**
 Access Type:

#Beds: **1**
 #Baths: **1**
 Entry Level:
 Year Built/Src:
 Levels:

Parking: **Yes**
 Occupied: **No**
 Rented/(\$): **No**
 Rented Until:

Electric Meter:
 Gas Meter: **Shared**
 Water Meter:
 Kitchen Feat.: **See Remarks**

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**
 HOA FEE 2:
 HOA FEE 3:
 COMMUNITY: **Valley**
 HOA MANAGEMENT NAME:
 HOA MANAGEMENT NAME 2:

HOA NAME:
 HOA NAME 2:
 HOA NAME 3:
 HOA AMENITIES:

HOA PHONE:
 HOA PHONE 2:
 HOA PHONE 3:

OF UNITS: **2**
 # UNITS IN COMMUNITY:
 STORIES TOTAL: **1**

HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
PARCEL #: **0268281260000**
ADDITIONAL APN(S): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Private**
LOT SIZE DIM:
ASSESSMENTS: **Unknown**

TAX LOT: **108**
TAX BLOCK:
TAX TRACT #: **2243**
ZONING:
TAX OTHER ASSESSMENT: **\$495**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **San Bernardino**
City Unified
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS: **Submit**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **04/13/26**
START SHOWING DATE:
ON MARKET DATE: **04/13/26**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **04/13/26**
MOD TIMESTAMP: **04/15/26**
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY: **None**
PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **None**
SHOW CONTACT NAME:
SHOW CONTACT PH:
SHOW INSTRUCTIONS: ****Mixed use SFR/Commercial *** 100% rebuilt letter has been issued by the count. Questions or offers : Email: Jose@realestateponce.com**
Offers only include : RPA , DU or PreQual , POF & Fico
DIRECTIONS: **State / highland Av**

LOCK BOX LOCATION: **None**
LOCK BOX TYPE: **None**

OCCUPANT TYPE: **Vacant**
OWNER'S NAME:

AGENT / OFFICE

LA: (**EPONCJOS**) **Jose Ponce**
CoLA:
LO: (**E1969**) **PONCE & PONCE REALTY, INC**
LO PHONE: **909-266-0934**
CoLO:
CoLO PHONE:

LA State License: **01307544**
CoLA State License:
LO State License: **02116752**
LO FAX: **909-435-0812**
CoLO State License:
CoLO FAX:
Offers Email: **joseponce909@yahoo.com**

CONTACT PRIORITY

1.LA DIRECT: **909-266-0934**
2.LA DIRECT: **909-266-0934**
3.LA EMAIL: **joseponce909@yahoo.com**