

\$497,000 - 958 40th Street, San Bernardino

MLS® #CV24253303

\$497,000

3 Bedroom, 2.00 Bathroom, 1,017 sqft
Residential on 0 Acres

N/A, San Bernardino,

SELLER WILL GIVE CREDIT TO BUYER IN ESCROW TO PAY FOR INSURANCE COSTS.

Welcome Home! A turnkey home ready for your family to claim! PROPERTY BENEFITS FROM MULTIPLE ENTRANCES TO PARK , ONE FROM THE MAIN ST THAT CAN BE BUSY ST AND THE OTHER ONE IS FROM THE ALLEYWAY, SELLER WILL BE OPENING THE ENTRY GATE WHEN IN ESCROW OR BEFORE.

PROPERTY HAS A GREAT FEEL WITH SMART DISTRIBUTION OF FLOOR PLAN WITH MASTER BEDROOM SEPARATED FROM THE OTHER 2 BEDROOMS . 2 BEDROOMS ENJOY WALK-IN-CLOSETS ALL BEDROOM ENJOY A MINI-SPLIT TEMPERATURE CONTROLLED. PROPERTY IS ZONED MIX USE FOR RESIDENTIAL USE & COMMERCIAL USE GIVING THE OPPORTUNITY TO HAVE YOUR OWN BUSINESS WHILE YOU LIVE ON THIS WELL DESIGNED HOUSE . 2 FULL BATHROOM THAT WILL GIVE YOU A SPA FEEL AT YOUR OWNED HOME. FRON CARPORT CAN BE ENCLOSED TO STORE TOOLS OR CONSTRUCTION MATERIALS. REAR ENTRY FROM THE ALLEYWAY ALLOWS YOU TO HAVE A PRACTICAL ENJOYMENT PARKING AND EXITING THE PROPERTY. PROPERTY CAN BE USED AS A RENTAL UNIT TAKING ADVANTAGE OF THE HIGH DEMAND FOR RENTAL, HAVING THE CAL STATE SAN BERNARDINO 5 MIN MAKES IT



A NO BRAINER TO CAPITALIZE ON IT.
LETS NOT IGNORE THE ARCHITECTURE
FENCE AROUND THE HOUSE GIVING
BEAUTY, ART LOTS OF PRIVACY, THE
LANDSCAPE IS IDEAL AND IS LIKE HAVING
A PARK AT YOUR HOUSE MAYBE YOU
WONâ€™T VISIT A PARK AT ALL WITH
THIS CHARMING HOUSE.

Built in 1948

Essential Information

MLS® #	CV24253303
Price	\$497,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.12
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alexander Ayala
Listing Office	REALTY MASTERS & ASSOCIATES

Community Information

Address	958 40th Street
Area	699 - Not Defined
Subdivision	N/A
City	San Bernardino
County	San Bernardino
Zip Code	92407

Amenities

View	Mountain(s)
Pool	None

Exterior

Lot Description ZeroToOneUnitAcre, Yard

Interior

Interior Features All Bedrooms Down
Cooling See Remarks
Fireplaces None
of Stories 1
Stories One

School Information

District San Bernardino City Unified

Additional Information

Date Listed December 23rd, 2024
Days on Market 63
Zoning CG
Short Sale N
RE / Bank Owned N

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