

\$275,000 - 2045 Nolan Street, San Bernardino

MLS® #IV25186083

\$275,000

2 Bedroom, 1.00 Bathroom, 1,040 sqft

Residential on 1 Acres

N/A, San Bernardino,

This property is in need of major renovation and is being sold "AS IS - WHERE IS." CASH ONLY, SUBJECT TO OCCUPANTS IN PLACE, NO CONTINGENCIES, NO BLIND OFFERS. Structural modifications may have been done without permits; walls are missing and/or exposed in areas of the house/roof/bathroom that may be subject to excessive moisture and/or mold. Seller/Agents make no representation regarding structural integrity, condition, desirability, zoning, lot size or permits. Buyer is responsible for ALL Due Diligence. Submit Highest & Best on or before noon Monday, 8/25/2025.



Built in 1946

Essential Information

MLS® #	IV25186083
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	0.52
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kathleen Almendarez
Listing Office	KATHLEEN M. ALMENDAREZ BROKER

Community Information

Address	2045 Nolan Street
Area	274 - San Bernardino
Subdivision	N/A
City	San Bernardino
County	San Bernardino
Zip Code	92407

Amenities

Utilities	See Remarks
Parking	Driveway, Gravel
Garages	Driveway, Gravel
View	None
Pool	None

Exterior

Lot Description	Level
-----------------	-------

Interior

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

School Information

District	San Bernardino City Unified
----------	-----------------------------

Additional Information

Date Listed	August 18th, 2025
Days on Market	7
Zoning	MS/SD-COM
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 20th, 2026 at 1:55pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or

may not have been the Listing and/or Selling Agent.