



CUSHMAN &
WAKEFIELD



FOR SALE

OFFICE/MEDICAL BUILDING
2935
OSWELL STREET
BAKERSFIELD, CA 93306

PROPERTY HIGHLIGHTS

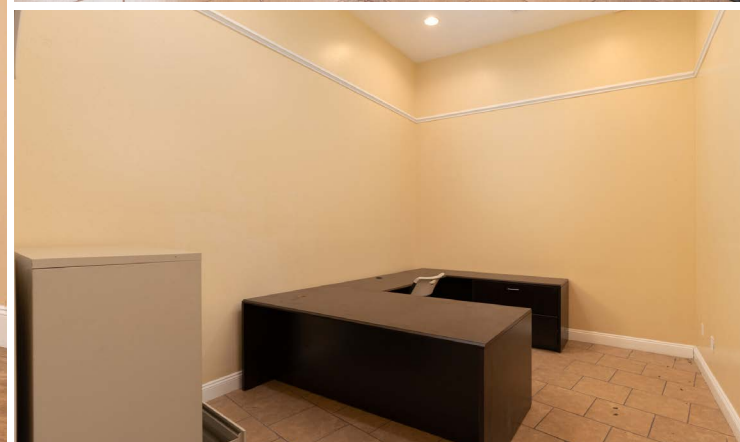
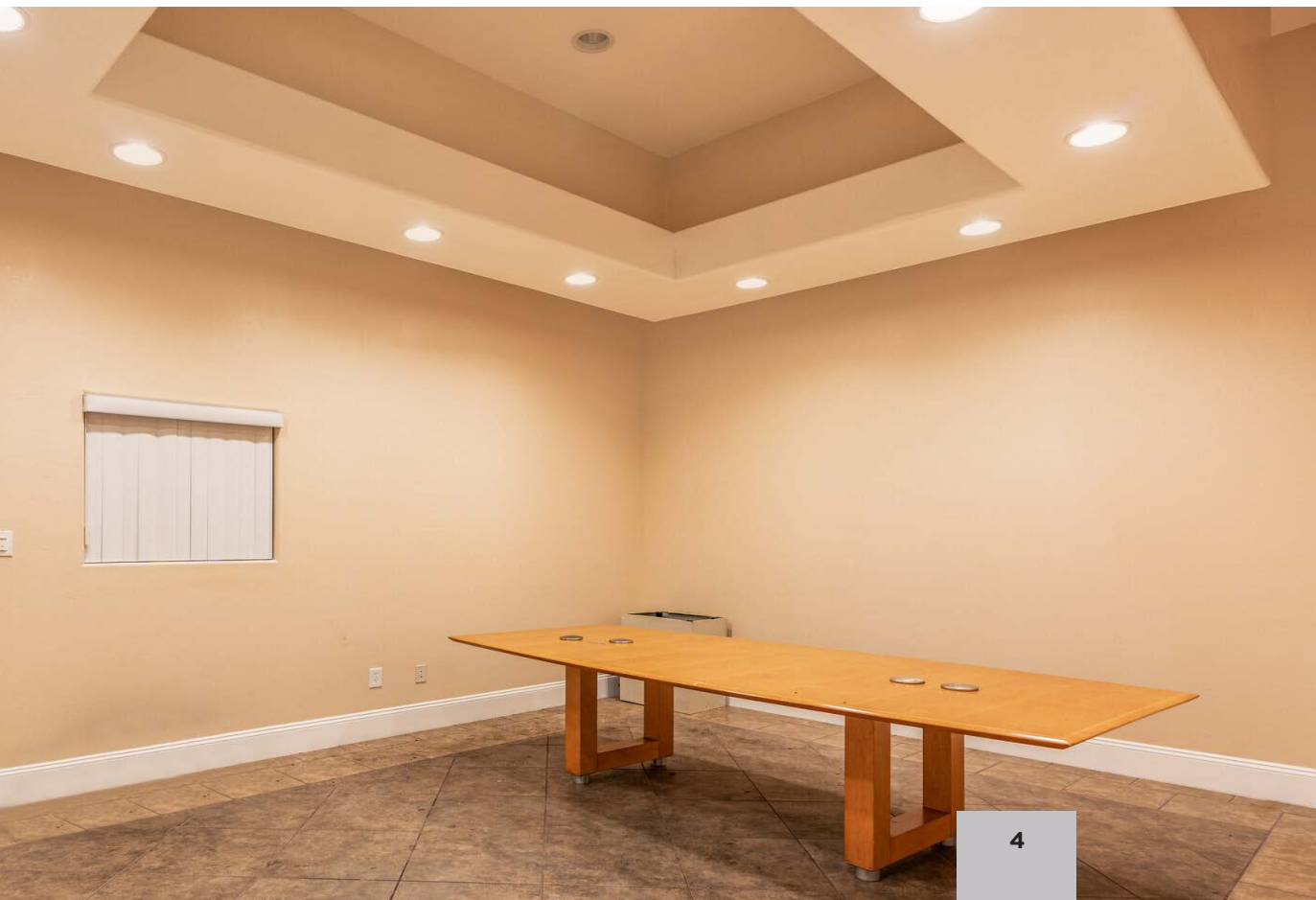
Built in 2010 with 35 rooms/offices along with 2 restrooms. One men's and one women's restroom both include 5 stalls, one handicap and 5 sinks. Private parking lot with 45 parking spaces. Large reception area, wood filing cabinets, multipurpose meeting/board room. Possibility of medical office with a separate entrance (Doctors office, Dental Office, Surgical Center etc.). The facility is located along Oswell Street just north of the 178 freeway. There are nearby retail amenities.

2935 OSWELL STREET

PROPERTY FEATURES

Building Size:	±10,646 RSF
Land SF/Acres:	±39,640 / ±0.91 Acres
Zoning	C-O
Asking Price:	\$1,650,000
Price Per SF:	\$154.99
Year Built:	2010
Parking:	4.23/1,000 SF







Columbus Street

Columbus Street

Oswell Street

Oswell Street



**CUSHMAN &
WAKEFIELD**



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