



COLDWELL BANKER
PREFERRED,
REALTORS®

MEDICAL OFFICE INVESTMENT OPPORTUNITY

2001-2005 17TH STREET

Bakersfield, CA 93301



HIGHLIGHTS

- Ideally located in Downtown Bakersfield in proximity to major Hospitals
- 100% Leased
- Close to other medical facilities and conveniences
- Easy access to Hwy 58 and Hwy 99

Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell
vreddy1@yahoo.com

PROPERTY INFORMATION

APN# 004-101-04

Total Building Size: 4,171 sq. ft. (approx.)

Total Lot Size: 8,055 sq. ft. (approx.)

FEATURES

2001 17th St Size: 1,050 sq. ft. (approx.)
(Remodeled in 2010)

Waiting Room

4 Stations

1 Office Room

2 Restrooms

2005 17th St Size: 3,104 sq. ft. (approx.)
(Extensive renovation in 2012-2013)

Reception and Waiting Area

5/6 Exam Rooms

1 Large Procedure Room

2/3 Doctor's Offices

Staff Station

Break Room and Storage Room

4 Restrooms

Parking: Onsite and Street

Original Year Built: 1965

Roof Replaced in 2018

Sewer line replaced from Building to main

Sale price: \$895,000

Cap Rate: 6.65% approx.

(based on property taxes at list price)

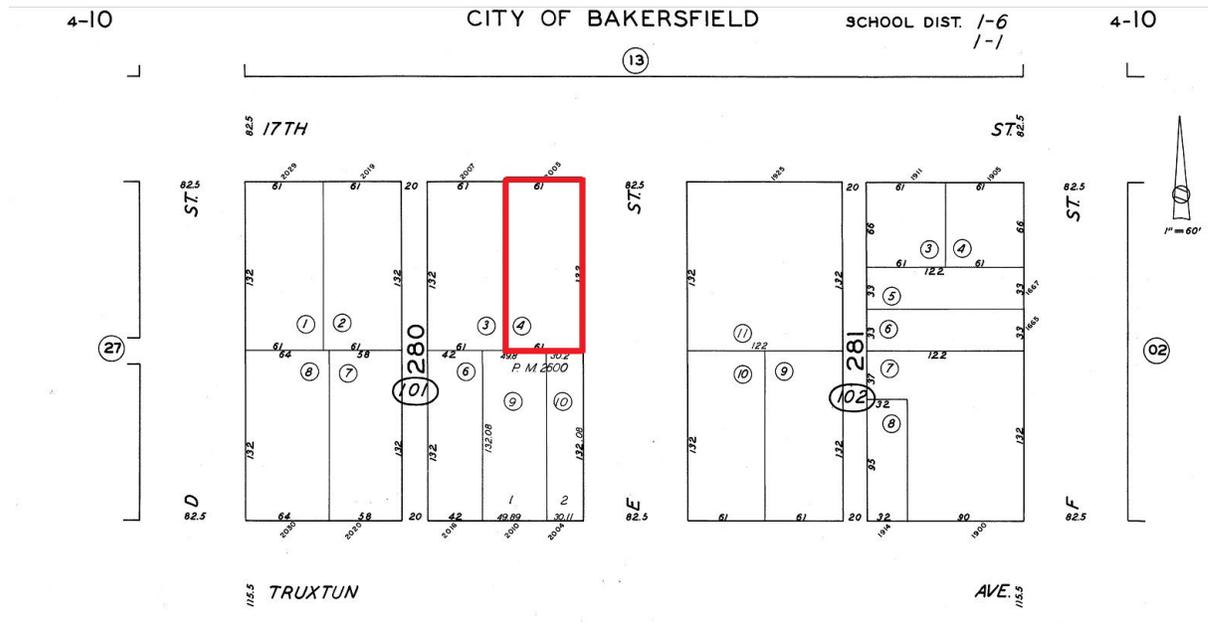
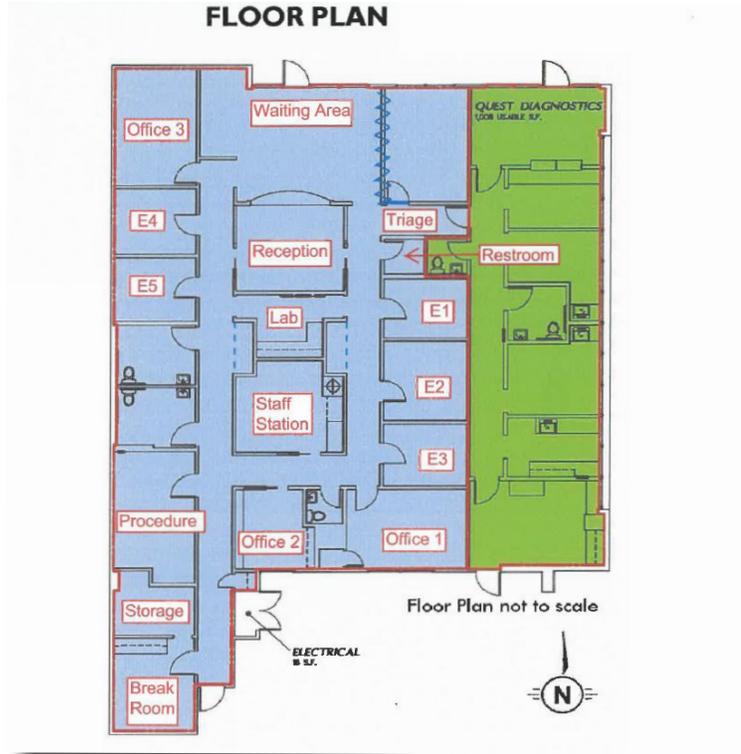


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FLOOR PLAN



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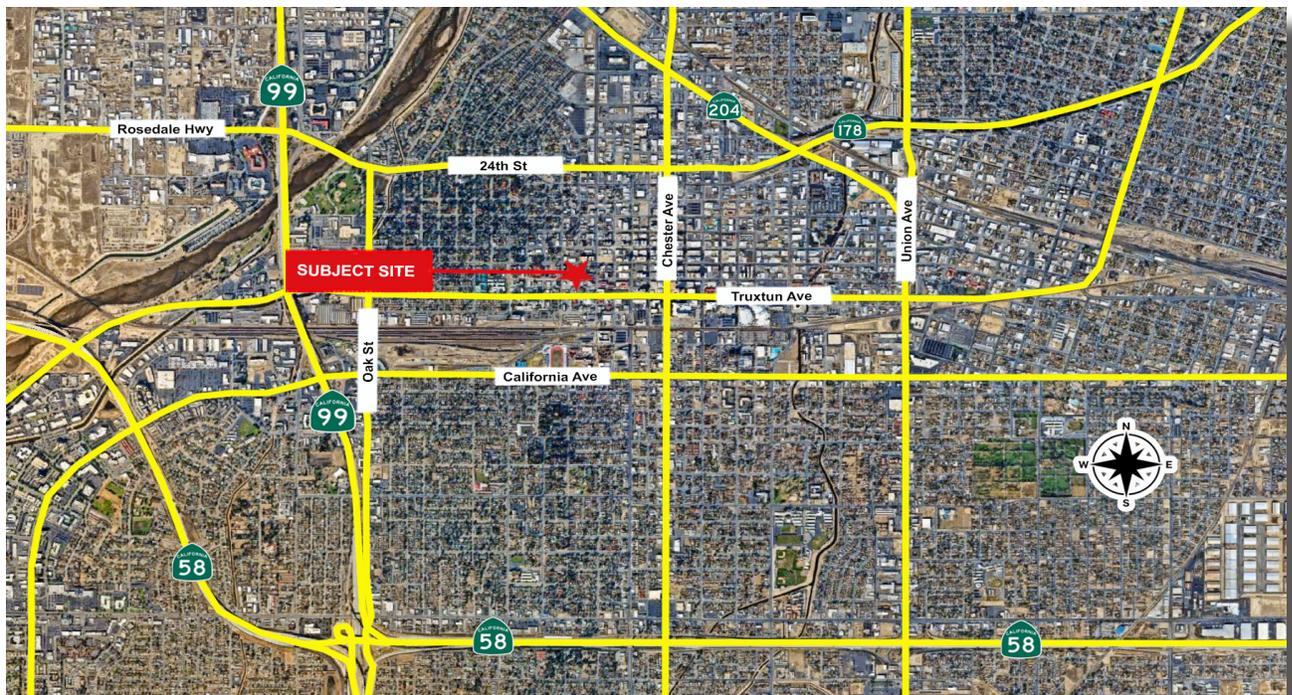


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