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# For Sale

# Downtown Medical Office Building

2011 19th Street | Bakersfield, CA



**Reduced Sales Price:**  
**~~\$425,000~~ \$395,000**

## Jason Alexander

Senior Vice President | Principal  
License No. 01360995  
+1 661 631 3818  
jason.alexander@colliers.com

## Cameron Mahoney

Senior Vice President | Principal  
License No. 01937802  
+1 661 631 3814  
cameron.mahoney@colliers.com

## Colliers International

Central California  
License No. 00452468  
10000 Stockdale Hwy, Suite 102  
Bakersfield, CA 93311  
colliers.com/bakersfield





## Highlights

Building Size: Approx. +/-1,619 sf

Sale Price: ~~\$425,000 (\$263/sf)~~  
\$395,000 (\$244/sf)

*2011 19th Street* is an approximately 1,619 square foot single-story, freestanding, medical office building located mid-block between 'D' Street and 'E' Street within the Bakersfield Downtown submarket. Ideal opportunity for an owner user to occupy the property for their own practice.

- Approximately 1,619 sf single-story, freestanding, medical office building
- Roof is approximately 10 years old.
- HVAC unit was replaced in 2023.
- Conventional floor plan includes: reception area, waiting room, three (3) exam rooms with sinks, two (2) restrooms, breakroom with sink, two (2) private offices, and two (2) file rooms.
- Private on-site parking along with street parking available.
- In close proximity to the Downtown Hospitals: Mercy Downtown, Bakersfield Adventist, and Bakersfield Memorial.
- Zoned C-1 (Limited Commercial) - City of Bakersfield
- Land Size: 4,791 sf
- APN: 004-120-05

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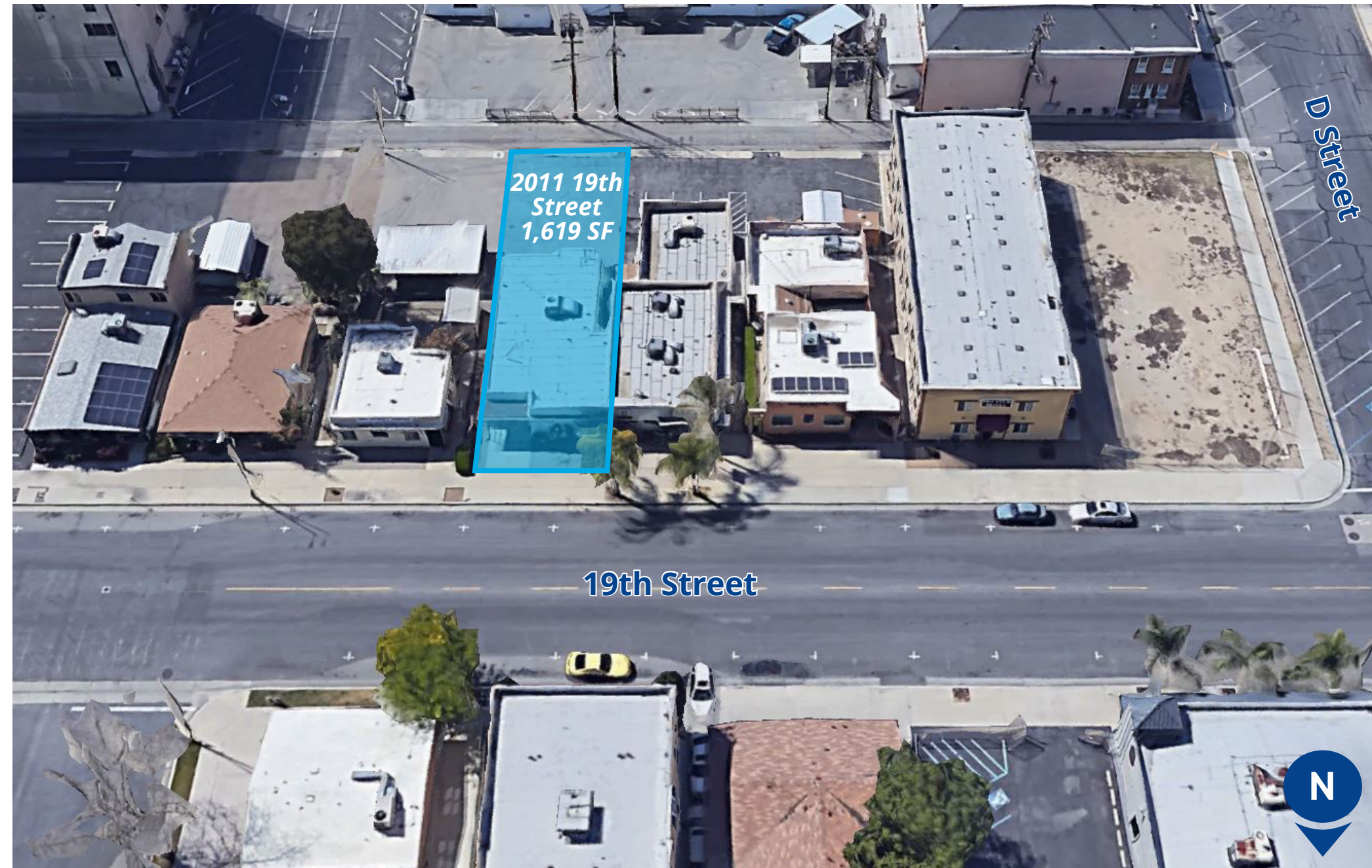
# Close Aerial

D Street

2011 19th Street  
1,619 SF

19th Street

N



# Floor Plan





# Interior Photos







1000 Stockdale Hwy, Suite 102  
 Bakersfield, CA 93311  
 P: +1 661 631 3800  
 F: +1 661 631 3829  
[colliers.com/bakersfield](http://colliers.com/bakersfield)

**Jason Alexander**

Senior Vice President | Principal  
 License No. 01360995  
 +1 661 631 3818  
[jason.alexander@colliers.com](mailto:jason.alexander@colliers.com)

**Cameron Mahoney**

Senior Vice President | Principal  
 License No. 01937802  
 +1 661 631 3814  
[cameron.mahoney@colliers.com](mailto:cameron.mahoney@colliers.com)

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