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Listing Summary

[Map](#)[Tehachapi AOR](#)[Report Violation](#)

Listing #9990477 \$750,000 (LP) Price/SqFt: 234.38	609 E H St, Tehachapi, CA 93561 Area: Tehachapi City Number of Stories: 0	Active (01/16/24) Yr: 1955* Total Num of Unit(s): 3	DOM/CDOM: 9/9 Lot SqFt: 173804 Lot Acres: 3.9900 Sq Ft: 3,200.00
APN #: 04046005			

Remarks

Here is a RARE opportunity to own a 3.99-acre M-1 zoning lot within the city limits of Tehachapi and bordering the Tehachapi Airport. This lot has city water, natural gas and 440 electricity. One large industrial building approximately 3,200-sf and one industrial garage approximately 3500 sf with 5 drive thru entry and exit doors. There is also a 250-sf building that would be perfect for a guard shack or office. Imagine the possibilities what this lot has to offer, Storage units or a gym.

Agent	Charlene Appling (ID: 209000279) Primary:661-822-8888 Secondary:661-221-1643 Lic: 01474497		
Office	RE/MAX Tehachapi (ID:12) Phone: 661-822-8888, FAX: 661-822-8635		
AGENT REMARKS	Please note buyer is to do their own due diligence on the building's sf and property. Please call listing agent, AGENT MUST ATTEND ON ALL SHOWINGS, PROPERTY HAS AN ALARM AND WHEN TRIGGERED THE POLICE WILL COME OUT.		
Area	Tehachapi City	APN	04046005
County	Kern	Property Subtypes	Multi-Use Building
Property Type	Comm/Industrial		
Cross Street	Green		
Directions to Property	Tehachapi Blvd to Green St, left on Green St to H Street pass Bus yard, property on right hand side.		
New/Under Construct	No		
Year Built	1955*		
Listing Terms	Cash, Conventional		
Commission	Compensation S/O	Variable Rate	
	2%	No	
Status	Active (01/16/24)		
Listing Date	01/16/24	Entry Date	01/17/24
Original Price	750,000	Expiration Date	06/16/24
Zoning	M-1		
Lot	Sec 21		
Elevation	0		
Tract	61.01		

Unit Information

Total Num of Unit(s)	3
Unit 1 Garage	1
Unit 1 Carport	0
Unit 1 Prk Spcs Opn	0
Unit 2 Garage	5
Unit 2 Carport	0
Unit 2 Prk Spcs Opn	0
Unit 3 Garage	0
Unit 3 Carport	0

Unit 3 Prk Spcs Opn 0
 Unit 4 Garage 0
 Unit 4 Carport 0
 Unit 4 Prk Scs Opn 0
 Unit 5 Garage 0
 Unit 5 Carport 0
 Unit 5 Prk Spcs Opn 0
 Unit 6 Garage 0
 Unit 6 Carport 0
 Unit 6 Prk Spcs Opn 0
 Unit 7 Garage 0
 Unit 7 Carport 0
 Unit 7 Prk Spcs Opn 0
 Unit 8 Garage 0
 Unit 8 Carport 0
 Unit 8 Prk Spcs Opn 0
 Unit 9 Garage 0
 Unit 9 Carport 0
 Unit 9 Prk Spcs Opn 0
 Unit 10 Garage 0
 Unit 10 Carport 0
 Unit 10 Prk Spcs Opn 0
 Parking Spcs Covered 6

Financial Information

REO No
 Short Sale No
 Association No
 Auction No
 Taxes 6199

Features

Foundation Features Slab
Possible Use Auto/Vehicle, Other (Check with City for other uses.)
Roof Metal
Water Supply Public
Sewer Public Available
Gas Natural Gas
Utilities Electricity Cnnectd, Natrl Gas Connected, Water Connected, 220 Volt, 440 Volt
Power Source Public Utility
Flooring Concrete
Fencing Barbed Wire (Partial), Block (Partial)
Showing Instructions Appointment Only (AGENT MUST ACCOMPANY), Call Listing Agent (AGENT MUST ACCOMPANY), List Agent Accomp.

IDX Include Yes
Publish to Internet/VOW Yes
Show Address on Internet/VOW Yes
Allow VOW/IDX AVM Yes
Allow VOW/IDX Comments Yes

* Denotes information autofilled from tax records.

Based on information from the Tehachapi Area Association of REALTORS® (alternatively, from the Tehachapi MLS).
 All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS.
 All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

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 U.S. Patent 6,910,045

Any offers of compensation are made only to participants of the MLS where the listing is filed.
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