

Previous Pediatric Dental Office

AVAILABLE FOR SALE

3130
Union Avenue
Bakersfield, CA

Property Highlights

- Excellent opportunity for an owner/user
- Convertible to medical or general office
- Close proximity to downtown
- Great visibility and signage on Union Avenue
- C-2 Zoning
- Leased through June 30, 2027



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



Jacob R. Shaw ▪ Associate ▪ 661 616 3571 ▪ jake@asuassociates.com ▪ CA RE #02283738
Martin J. Starr ▪ Principal ▪ 661 616 3567 ▪ mjstarr@asuassociates.com ▪ CA RE #01179469
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

Previous Pediatric Dental Office Available For Sale

Property Information & Floor Plan

3130 Union Avenue • Bakersfield, CA

Property Details

- **Price** \$505,000
- **Size** Approx. 2,141 SF
- **Lot Size** 0.18 Acres
- **Year Built** 1945
- **Parking** 11 parking stalls on-site plus street parking
- Leased through June 30, 2027



**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

Previous Pediatric Dental Office Available For Sale

Property Photos

3130 Union Avenue • Bakersfield, CA



Previous Pediatric Dental Office Available For Sale

Property Photos

3130 Union Avenue • Bakersfield, CA



Dedicated Parking!

Previous Pediatric Dental Office Available For Sale

Aerial Location Map

3130 Union Avenue • Bakersfield, CA

