

C-1 Zoning AVAILABLE FOR SALE

2105 & 2117 F Street

Bakersfield, CA

Property Features

- Redevelopment opportunity with in-place income
- Prime Westchester location
- C-1 zoning allows for commercial retail, office and possibility of multi-family development
- Flexible month-to-month occupancy from a residential living facility tenant



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.



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Offering Terms | Aerial Photo

2105 & 2117 F Street - Bakersfield, CA

Offering Terms

- **Offering Price:** \$645,000
- Two parcels totaling 0.42 acres with 4,626 SF two-story building
- **NOT FOR SALE INDIVIDUALLY**

2105 F Street

APN 003-221-11

- 4,626 SF Two-story residential living facility
- Currently leased on a month-to-month basis
- Land area of 6,100 SF (0.14 acres)
- Originally constructed 1910

Price Allocation: \$465,000.00

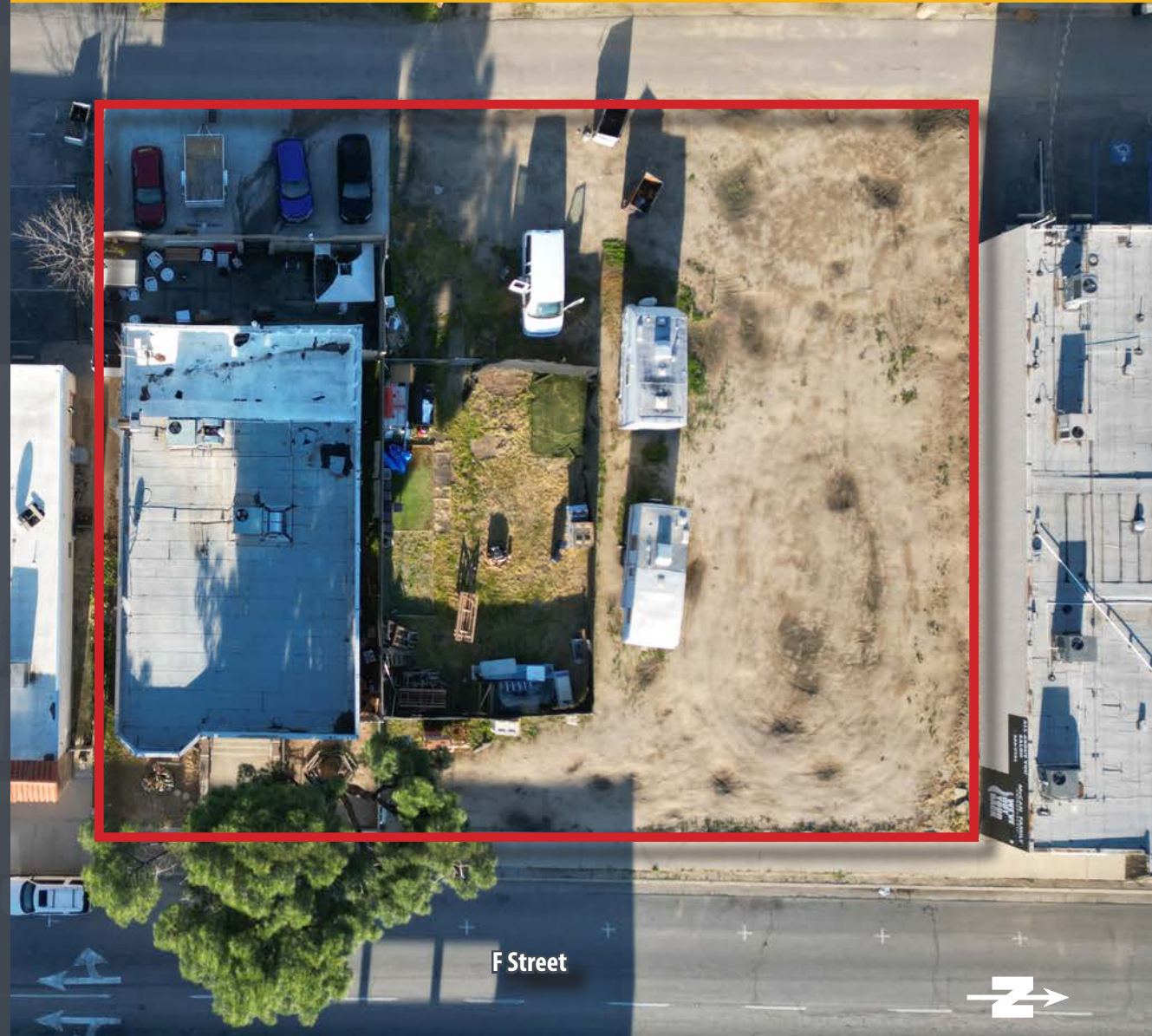
- Approximate net income projected at \$38,000 annually
- Projected return of 8.17%

2117 F Street

APN 003-221-14

- Vacant land for development
- 12,197 SF (0.28 acres)
- C-1 zoning

Price Allocation: \$180,000.00



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Assessor's Parcel Map

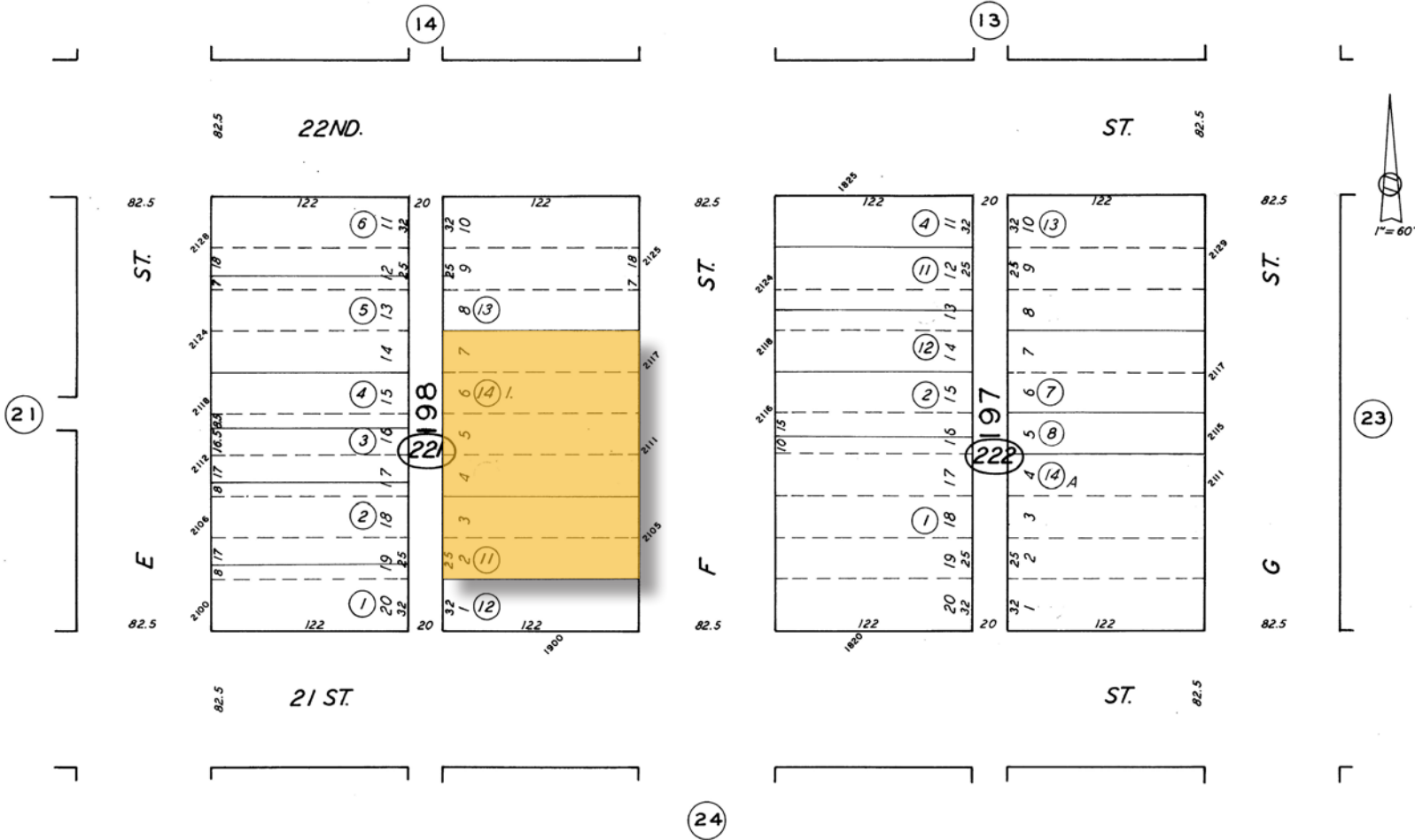
2105 & 2117 F Street - Bakersfield, CA

3-22

CITY OF BAKERSFIELD

SCHOOL DIST. /-/-

3-22



Revised: 4/08/10

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

Assessor's Parcel Numbers

003-221-11 & 14

ASSESSORS MAP NO. 3-22
COUNTY OF KERN



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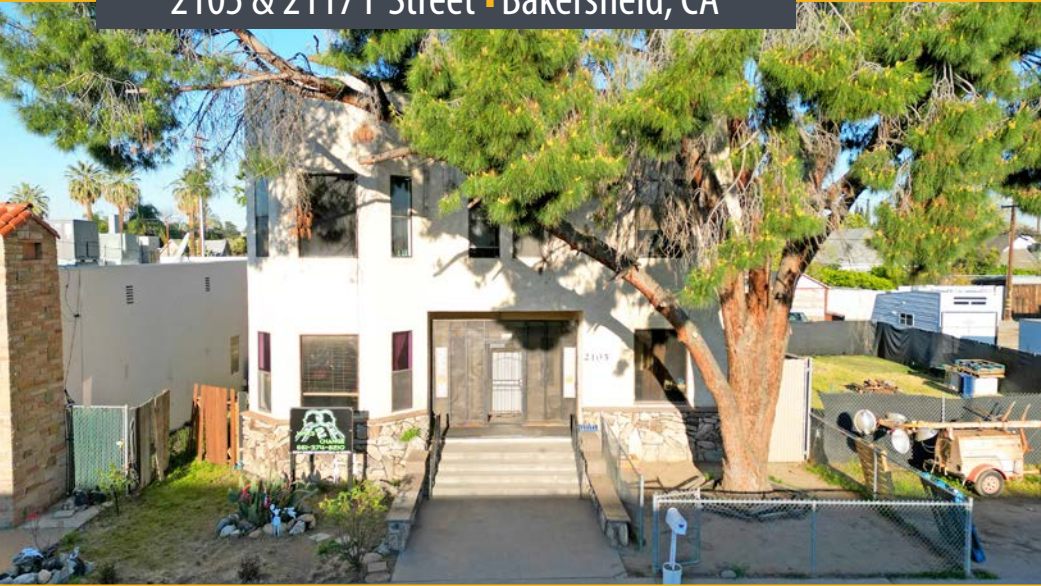
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Property Photos

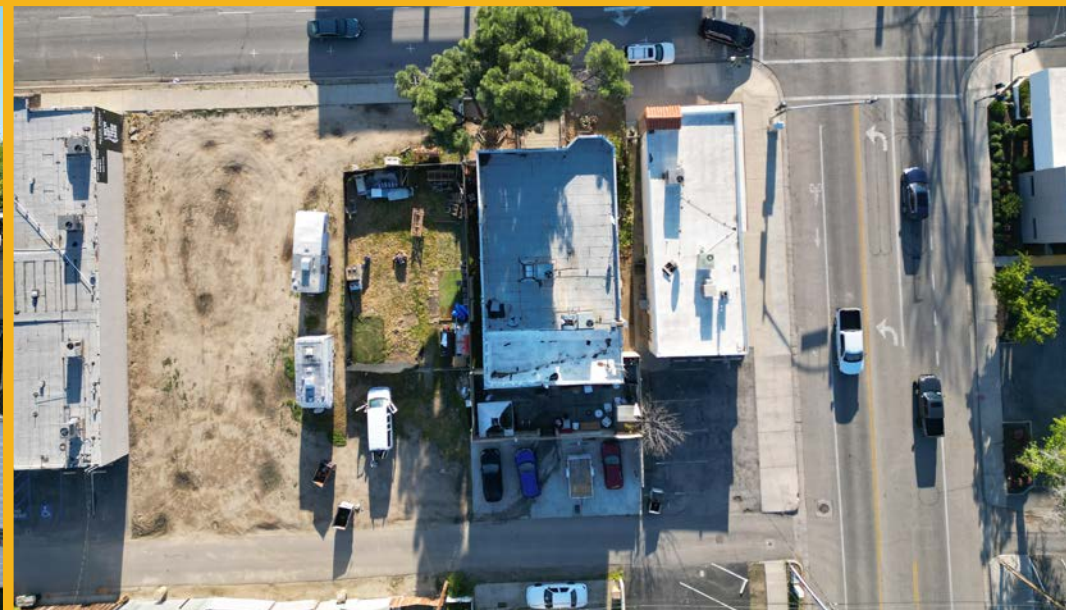
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Property Photos

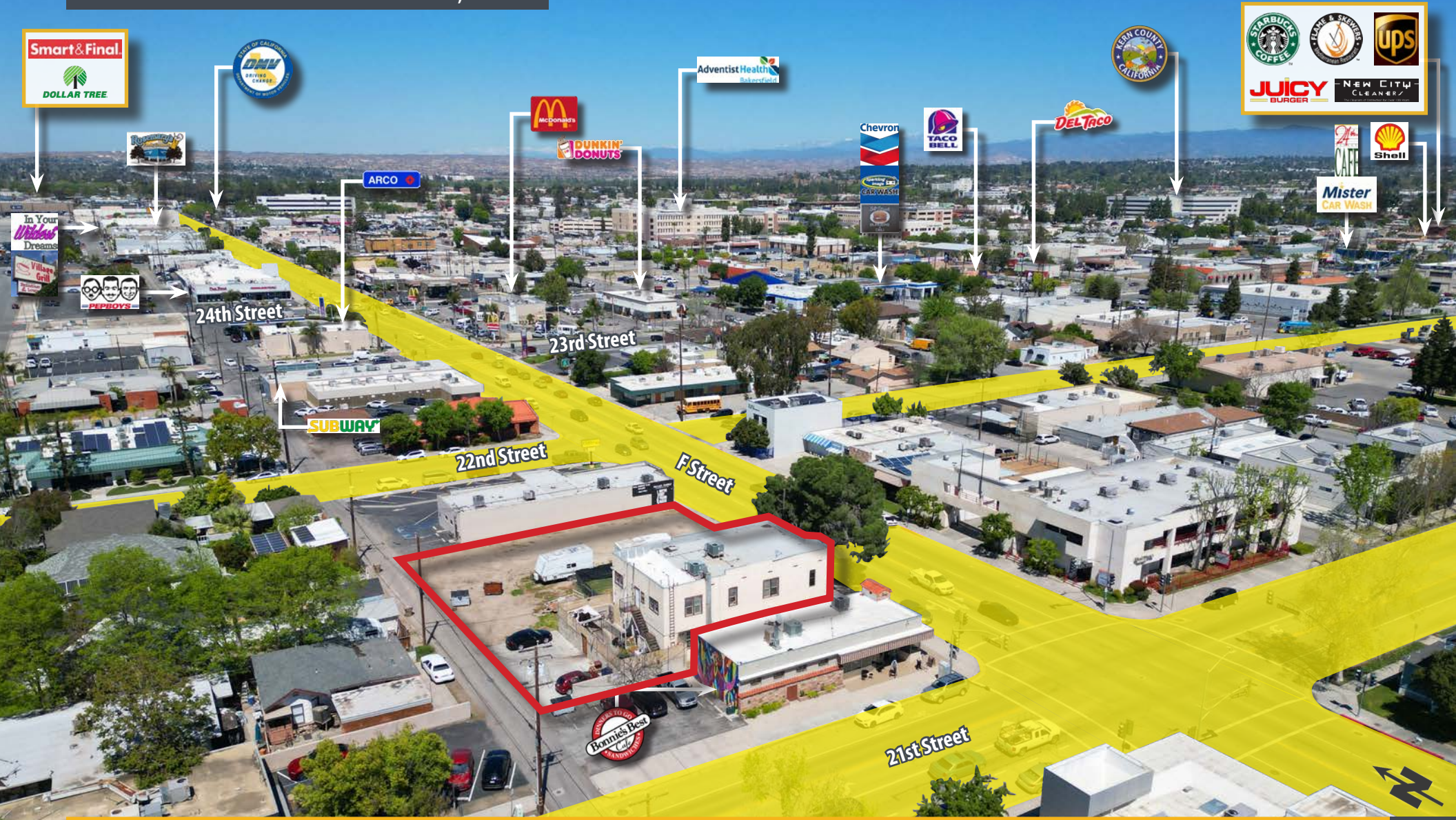
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Aerial Photo Facing Northeast

2105 & 2117 F Street - Bakersfield, CA



C-1 Zoned Property Available For Sale

Aerial Photo Facing Southeast

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Downtown Elementary School



Mechanics Bank ARENA
& Bakersfield Convention Center



Kern County Superintendent of Schools



Kern County Superior Court

Hall of Records

City Hall North

Bakersfield City Council & City Hall South

Bakersfield Police Department & Bakersfield Public Works Dept



PADRE HOTEL

poise pilates+barre

VICTOR'S



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Aerial of Downtown Area Submarket & Property Location

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