

FOR SALE

THE LIBERTY HALL

6101 Knudsen Drive
Bakersfield, CA 93308

*Banquet Hall on a Large Parcel of Land
Possible Development Project*



4420 Easton Drive, Suite 101, Bakersfield CA 93309

Portfolio Properties #01355272

PortfolioProperties.com



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Property Overview

Sales Price:	\$1,995,000
APN:	364-211-007-00
Lot Acre Size	2.99 Acres
Building SF	7,000 SF
Year Built	1965
Cross Streets	Next to Hodel's just north of Knudsen and Olive Drive
Zoning	C-2

Well Positioned in Bakersfield, CA with convenient access to Highway 99 & Olive Drive. The asset is located near numerous shopping centers and residential homes near northwest Bakersfield, CA , the 9th largest city in CA.



Property Overview

The Liberty Hall is located in Northwest Bakersfield, CA. Bakersfield is the 9th largest city in California and is home to several major distribution centers for Target, Amazon, and Nestle-Dryers. The property sits along Highway 99, and other major highways. This 2.99 Acre property is located next to major shopping centers and residential communities.

- Prime Location : Just minutes from I-5, Hwy 58, & Hwy 99
- Near iconic Hodel's Country Dining
- Ever-growing County with diverse and major companies such as Amazon and Nestle-Dreyers
- Redevelopment Opportunity with High Traffic Area

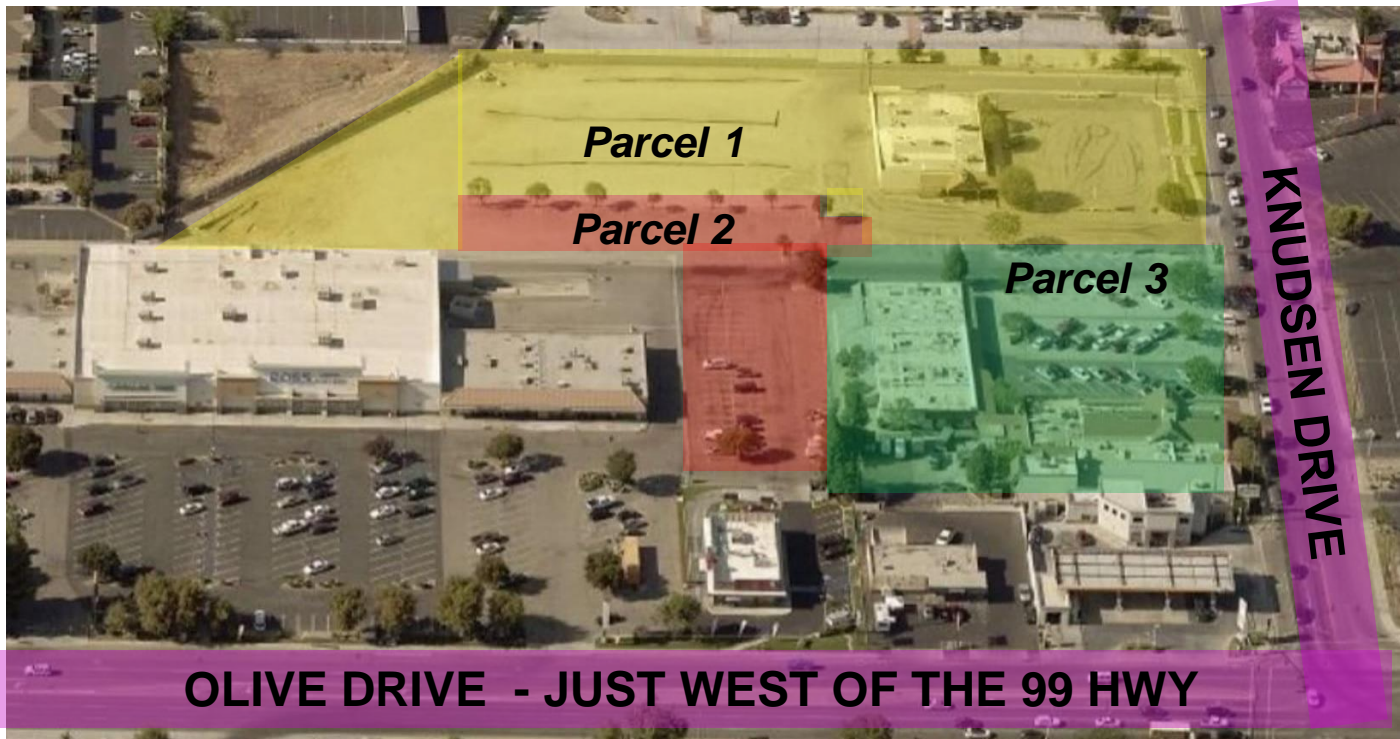


Banquet Hall

Banquet Hall and Large Parcel Available in thriving Northwest Bakersfield. Zoned C-2, Close to Hwy 99, Major Retailers, Restaurants, and Hotels. Unique Development Potential, Liberty Hall has a small kitchen area, private restrooms, additional storage area, and ample parking.

Property Breakdown

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Parcel One: Highlighted in **Yellow** - 6101 Knudsen Dr (Subject Property), Owned by Hodels Development Corporation. Building is 7,025 SF and sits on a 2.99 Acre lot. Located to the north of the Hodel's Restaurant. Seating Capacity is 500 for banquets and 700 for theater seating for seminars. **Listed for \$1,995,000**

Parcel Two: Highlighted in **Red**, Parking Lot to the west of Parcel Three and to the south of Parcel One. The lot size is .95 Acres and is owned by Robert & Muriel Hodels. Available for bulk purchase with Lots 1 & 3 for a total of **\$5,200,000**

Parcel Three: Highlighted in **Green**: 5917 Knudsen Dr, (Restaurant) Owned by Hodels Development Corporation. Sits on a 1.67 Acre Lot Available for bulk purchase with Lots 2 & 3 for a total of **\$5,200,000**

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Property Photos

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Kern County Summary

6101 Knudsen Drive
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Data from ESRI 05/13/2019

KEY FACTS

902,474

Population



271,654

Households

31.7

Median Age

\$44,401

Median Disposable Income

City Population (2018)

City	Population (2018)
Bakersfield	896,764
Delano	53,041
Shafter	19,608



Kern County is an ever-growing county that is located in the Central Valley and spans 8,161.42 square miles.

The county's economy is strongly linked with agriculture and oil refining. The county also houses major military, space, and aviation such as Mojave Air & Space Port and Edwards Air Force Base.

According to the Metropolitan Statistical Area Census taken in 2018, Bakersfield is home to 896,764 people, followed by 53,041 in Delano, and 19,608 people in Shafter, CA.

Kern County has attracted a diverse set of major companies such as Nestle-Dreyers, Chevron, and will be the home to a two-million-square-foot Amazon Fulfillment Center near Meadows Field Airport, a regional airport.

Offering Procedures

6101 Knudsen Drive
Bakersfield CA 93308

Portfolio Properties is offering The Liberty Hall, 6101 Knudsen Drive, Bakersfield CA 93308 to buyers in its existing condition. The site is zoned for C-2.

Site Tours

This is an investment opportunity. All site visits must be arranged with the listing office. Please do not disturb neighboring businesses or people.

Disclaimer

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