



Colliers

For Sale | Approx. 9,910 SF | ~~\$2,250,000~~ \$1,995,000

Professional Office Building Available For Sale

2019 Westwind Drive | Bakersfield CA

Price Reduction!

Contact Us:

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Property Overview

2019 Westwind Dr. is an approximately 9,910 square foot, freestanding, professional office building situated on approximately .52 acres of C-2 zoned land available for Sale. The property was originally designed and built in 1984 by the current owner and has been upkeep and well maintained. The property offers a unique opportunity to occupy a portion of the building while collecting rental income. It is centrally located within the Downtown submarket at the southwest corner of Westwind Drive and 21st Street. The property provides ease of access to Rosedale Highway, Highway 99, and the Westside Parkway.

Sales Price:

\$2,250,000 (\$227/PSF) \$1,995,000 (\$201/PSF)

Available:

+/- 9,910 SF on .52 acres

Property Highlights:

- Limited like kind product available on the market.
- Unique opportunity to occupy a portion of the building while collecting rental income.
- The building consists of a total of five (5) office suites. Two (2) are occupied and three (3) are vacant and readily available to be occupied.
- The three (3) vacant available office suites total approximately 4,347 USF.
- Ample amount of onsite parking per the Westwind parking association plus street parking.
- The property is very clean and well maintained.
- Quiet campus style setting which is ideal for a professional office user.
- Centrally located in the Downtown submarket.
- Convenient access to Highway 99 and Westside Parkway.
- Zoned C-2.

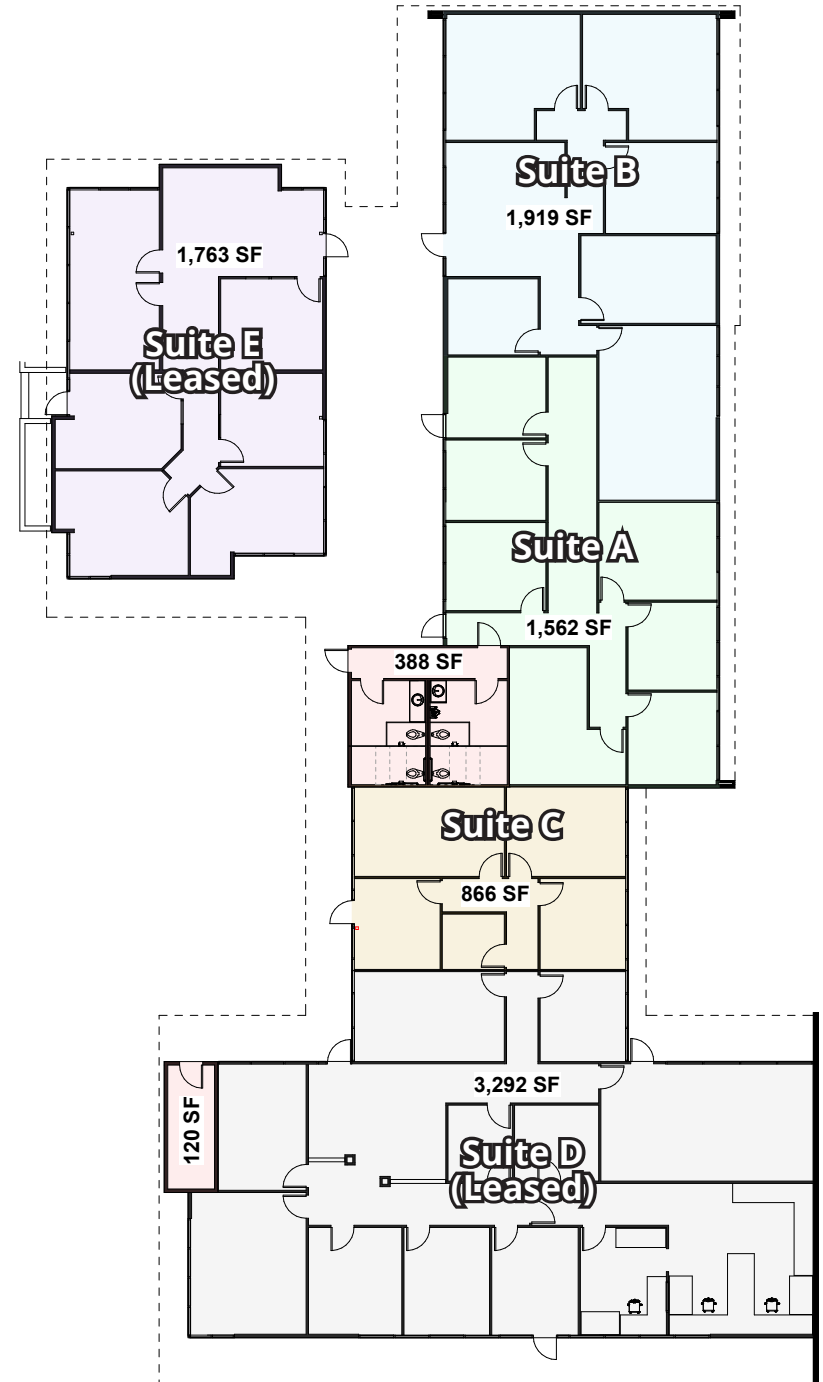
Aerial



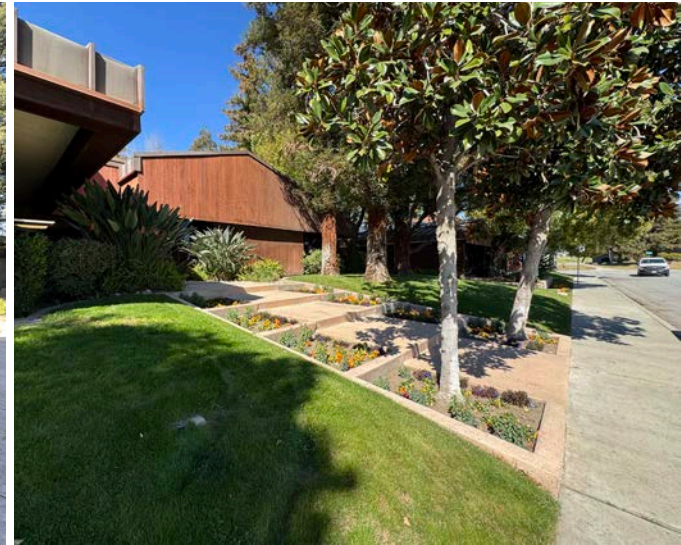
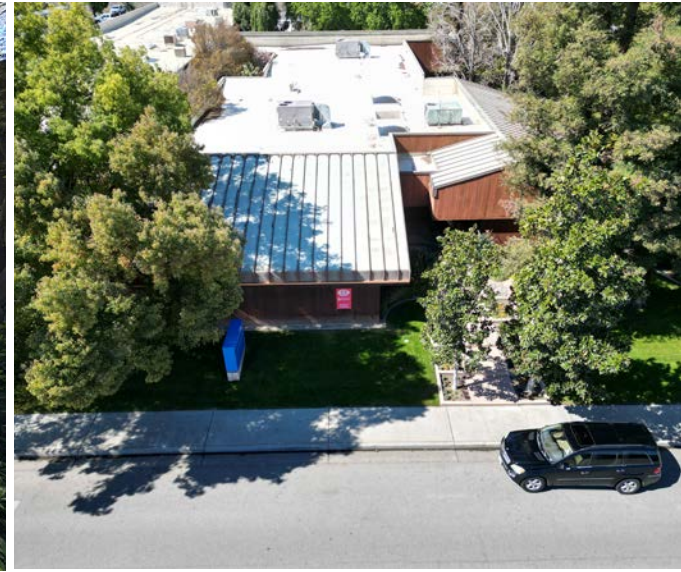
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Rent Roll & Floor Plan

Rent Roll						
Suite #	Tenant	Size - USF	Monthly Rent	Rent/ SF	Lease Comm.	Lease Exp.
A	Vacant	1,562	-	-	-	-
B	Vacant	1,919	-	-	-	-
C	Vacant	866	-	-	-	-
D	Klassen Corp.	3,292	\$5,102	\$1.55	Upon Close of Escrow	12/31/2025
E	John Underwood, Esq.	1,763	\$3,037.65	\$1.72	12/1/2024	11/30/2029
Common Area	Restroom	388	N/A	N/A	N/A	N/A
Common Area	Utility Closet	120	N/A	N/A	N/A	N/A
Total			\$8,139.65/mo.			
			\$97,675.80/yr.			



Exterior Photos



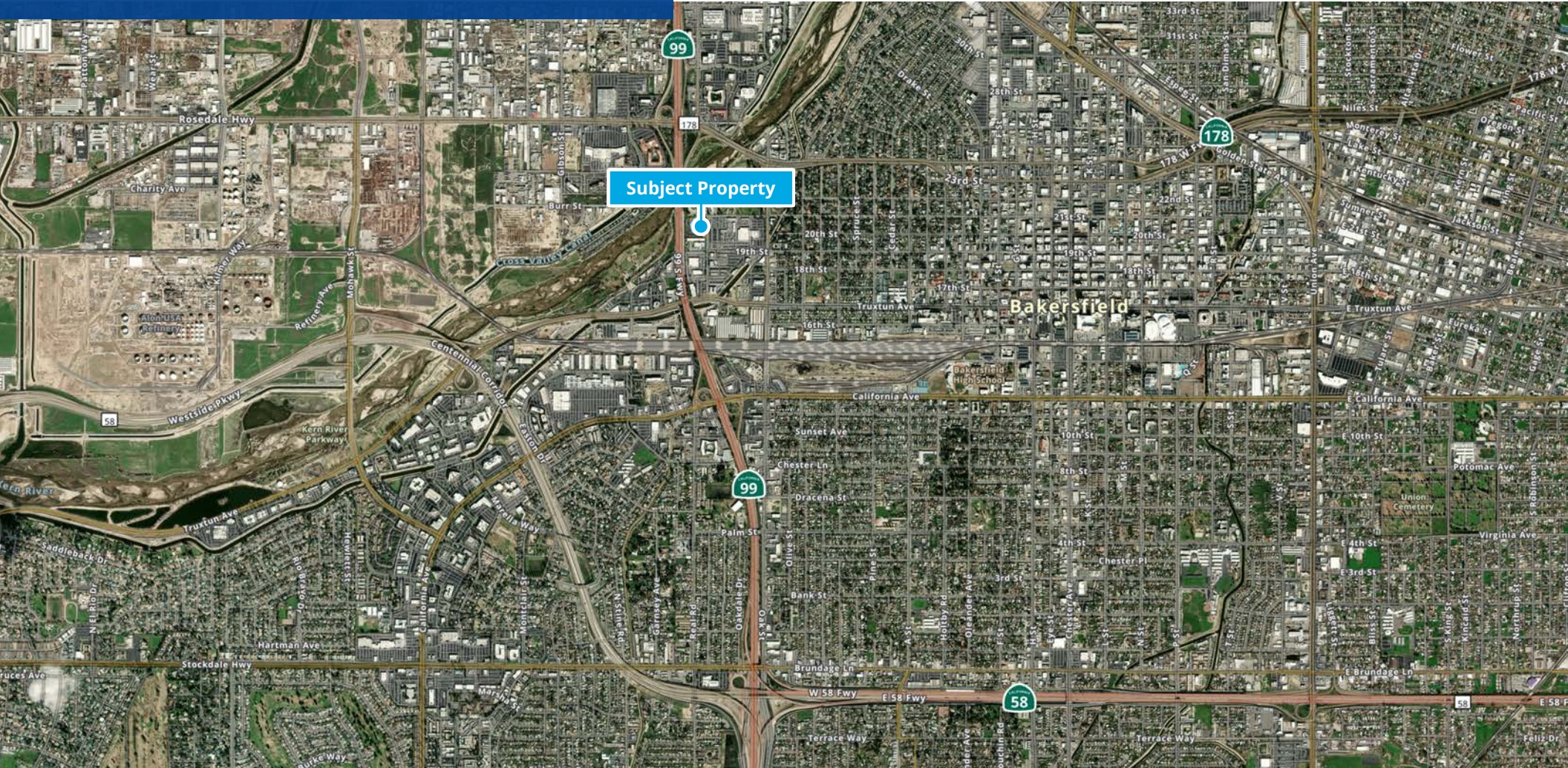
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Interior Photos



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Location Map



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