



FOR SALE

919 N CHESTER AVENUE

BAKERSFIELD, CA

PRIME INVESTMENT OR OWNER-USER OPPORTUNITY



Asking Price \$275,000

 CUSHMAN & WAKEFIELD

FOR SALE

919 N CHESTER AVENUE

BAKERSFIELD, CA

PRIME INVESTMENT OR OWNER-USER OPPORTUNITY ON N CHESTER AVENUE

Unlock the potential of this 2,646 SF corner property on high-traffic N Chester Ave, Bakersfield. Priced at \$275,000 for the building or \$295,000 with two additional lots, this property offers an incredible opportunity for investors or owner-users. With a projected income of up to \$35,000/year under a NNN lease, tenants would cover operating expenses, providing approximately a 12.7% return on investment.

Ideal for investors seeking high returns or entrepreneurs ready to own their own space, this property is situated near a school, a bus stop, and other thriving businesses. The additional lots (\$20,000 total) allow for expansion with a mobile home or a new structure, further boosting income potential.

With a motivated seller open to all offers and plenty of foot and vehicle traffic, this property is a fantastic opportunity in a rapidly growing area.



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KEY POINTS

1 Income Potential

- Projected annual income: \$35,000/year under a NNN lease.
- Tenants would cover their own operating expenses, ensuring steady cash flow.
- Offers a potential return of 12.7%, making it an attractive investment.

2 Size and Layout

- 2,646 SF commercial space, perfect for a variety of uses.

3 Location Highlights

- Prime corner location with excellent visibility on N Chester Ave.
- Close to Standard Elementary School, generating strong foot traffic.
- Walking distance to a bus stop and surrounded by thriving businesses.

4 Additional Opportunities

- Two lots available for \$20,000, ideal for adding a mobile home or building a new unit for additional income.

5 Value-Add Potential

- A basic rehab could elevate the property's appeal and value.
- Situated in a high-demand area for retail or office space.

6 Owner-User Appeal

- Perfect for small business owners to stop renting and start owning.



SALES NOTES

- **Listing Price:** \$275,000 for the building, \$295,000 with additional lots.
- **Income Potential:** Estimated \$35,000/year with a NNN lease, delivering a potential 12.7% return on investment.
- **Zoning:** Opportunity to expand with a mobile home or living unit on the included lots.
- **Traffic Drivers:** Near Standard Elementary School, a bus stop, and local businesses.
- **Owner's Motivation:** Seller is motivated and open to all offers.
- **Target Buyers:** Investors seeking high returns, and owner-users desiring affordability and location benefits.

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