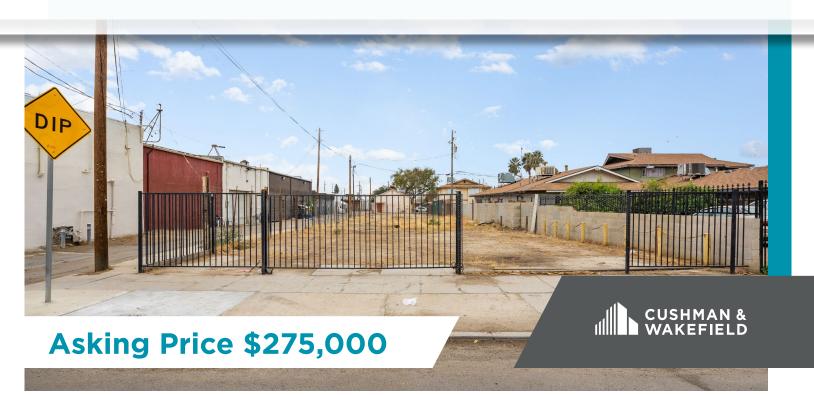


FOR SALE

# 919 N CHESTER AVENUE

BAKERSFIELD, CA

PRIME INVESTMENT OR OWNER-USER OPPORTUNITY



# 919 N CHESTER AVENUE

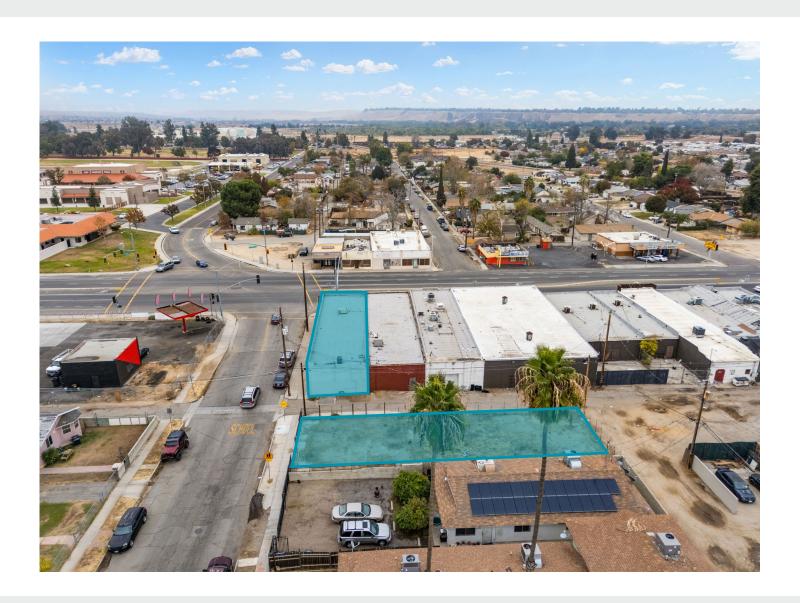
BAKERSFIELD, CA

#### 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.



## 919 N CHESTER AVENUE

BAKERSFIELD, CA

#### **KEY POINTS**

# 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.

### 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.

### Additional Opportunities

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

#### 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.

**FOR SALE** 

# 919 N CHESTER AVENUE

BAKERSFIELD, CA



For more information, please contact:

#### SANJEEV ADVANI

Director

D: +1 661 616 2018

M: +1 661 770 7382

sanjeev.advani@cushwake.com

Lic. 01869863



cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.