

**FOR SALE**

±4,412 SF Building Across the Street from Memorial Hospital

Key Features

- Flexible commercial/retail use potential
- Near Hwy 99, Hwy 178 and Hwy 204 access points
- APN 002-011-17
- Located across the street from Bakersfield Memorial Hospital
- Minutes from Downtown Bakersfield and close proximity to major employers, medical facilities, and downtown amenities
- Zoned Mixed-Use Neighborhood, City of Bakersfield

**Remodel Rendering, Not Actual*

Address	Lot Size	Asking Price
301 34th Street	±26,136 SF	\$950,000

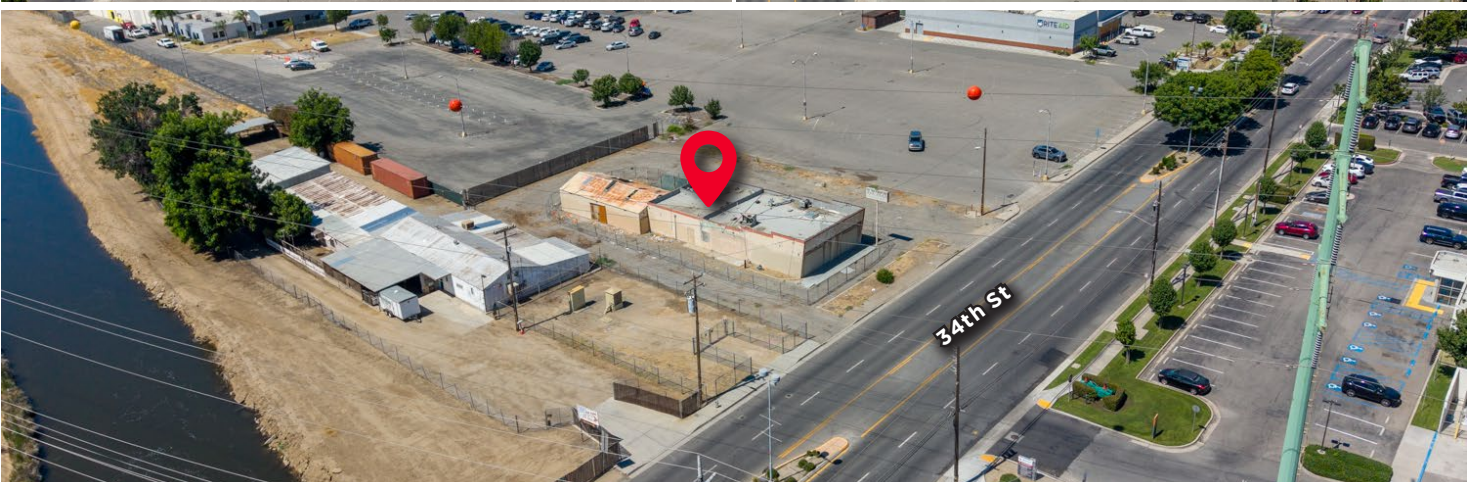
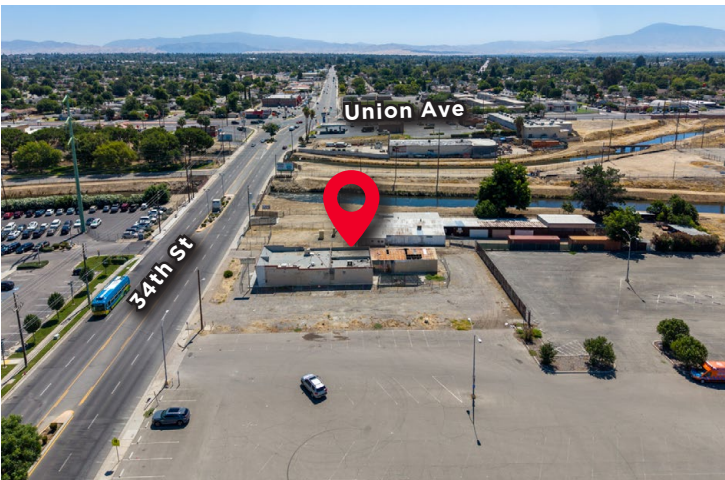
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 **Dignity Health.**
Bakersfield Memorial Hospital

