



For Sale | Medical Office Condo

# Lake Truxtun Plaza

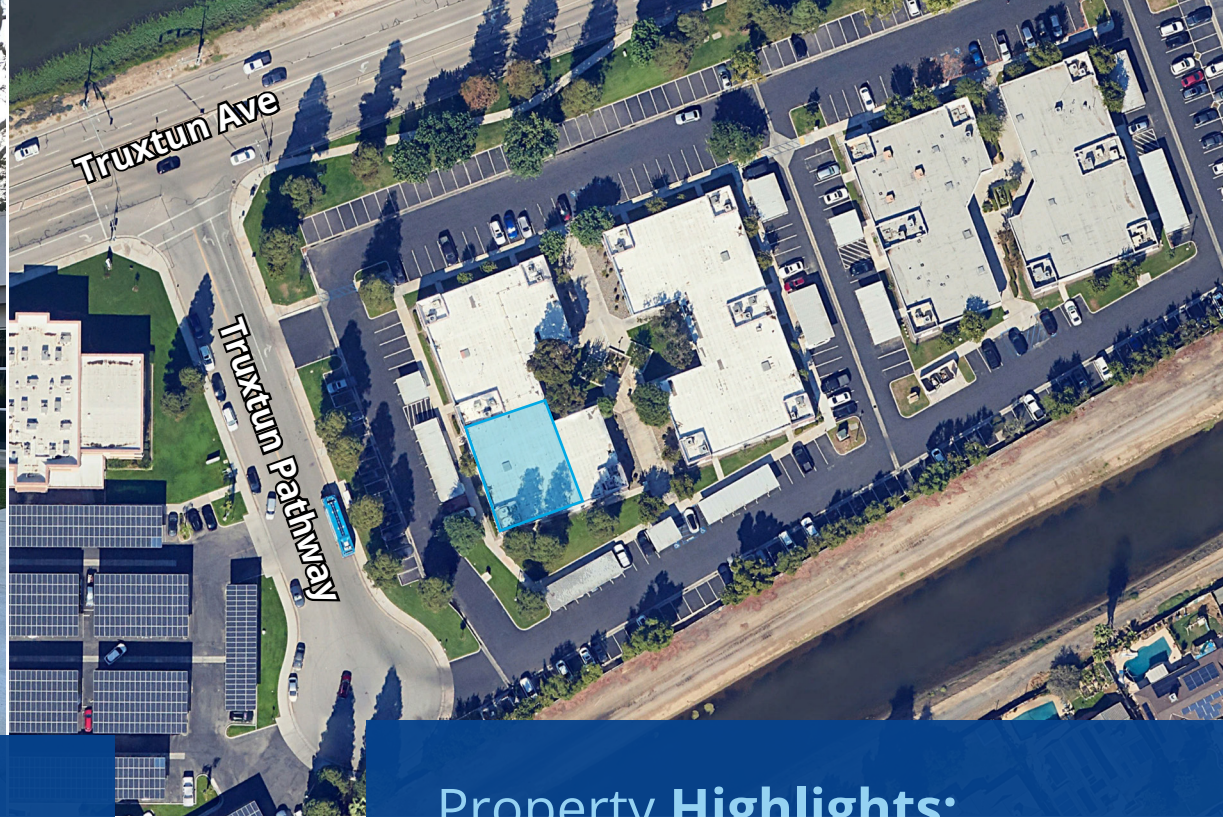
6001 Truxtun Ave., Bldg. A | Bakersfield CA

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## Property Overview

Lake Truxtun is a four building medical office complex located in the Truxtun Avenue Corridor. Positioned at the southeast corner of Truxtun Avenue and Truxtun Plaza Way, between Coffee Rd and Mohawk St near other medical professionals and across the street from the CBCC Cancer Center.

### Asking Price:

\$545,000

### Available:

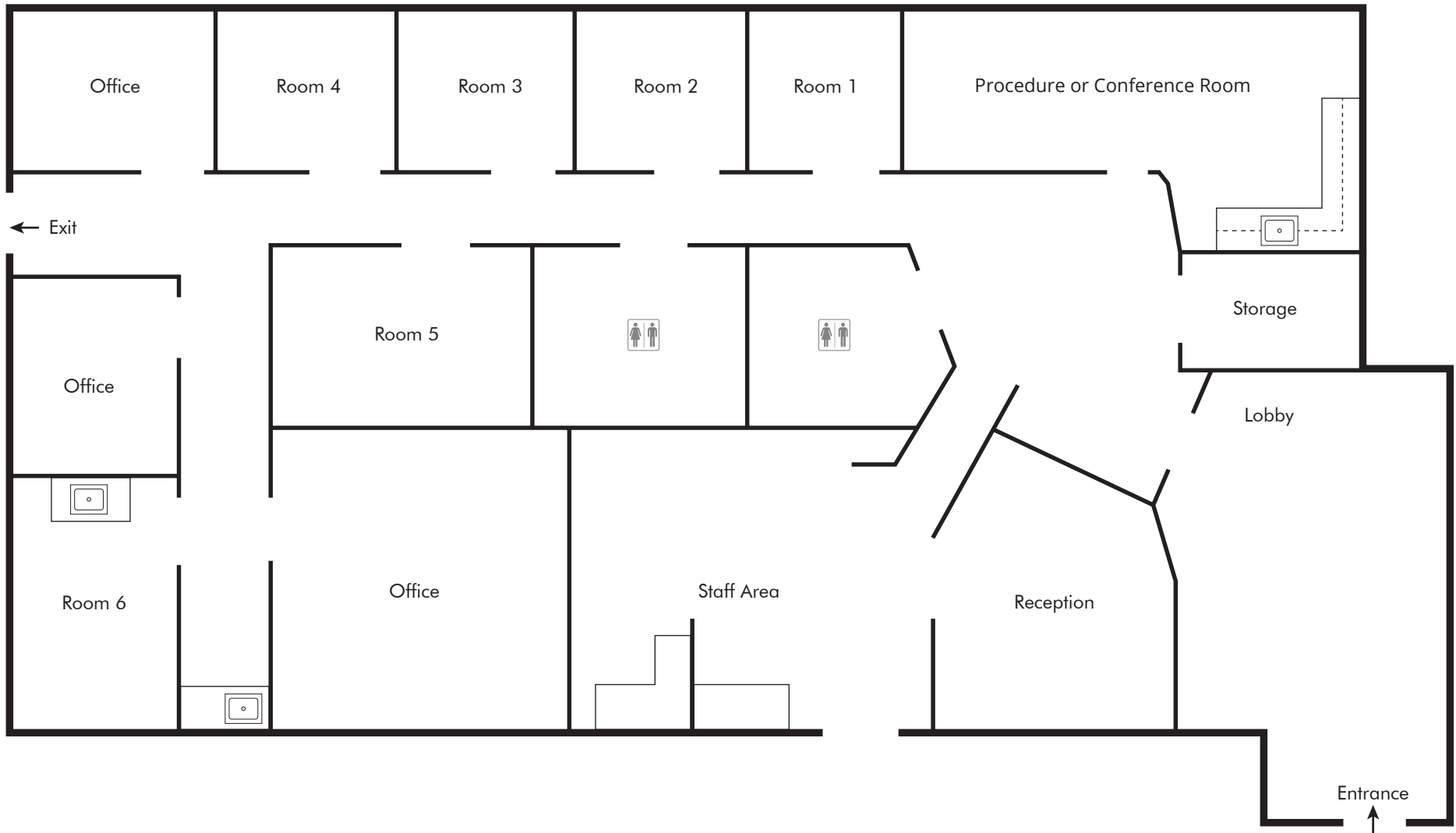
Suite A-160 +/- 2,426 SF

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## Property Highlights:

- Medical office condo unit with exterior entry.
- Suite is separately metered for utilities.
- Functional floor plan. Two rooms have sinks and can potentially add a third.
- Monument signage available on Truxtun Ave.
- Easy access from Westside Parkway.
- Some covered parking in back of building.
- Zoned C-O (Commercial Office).
- Some existing furniture available for tenant's use.
- APN #331-391-06

# Floor Plan



# Interior Photos



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# Aerial



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