

RANCH MOTEL

507 S. Curry Street, Tehachapi, CA 93561-2003

SYNOPSIS:

- Property Details: **16 rentable Rooms**
 + 1 (One) Manager's/Owner's Quarters: 1 Bedroom/Kitchen/Family
 Rooms/ Storage /Laundry Rooms. Attached front Lobby +Office.
 Appx.840 Sq.Ft.
- Total Structure: 5304 Square feet. / Built 1930 / Block Wall/ Newer Roof
- Land: 1.05 Acres (+/- 45,738 Sq.Ft.) Fee Simple. APN: 416-230-05-00-3
Wide Lot. Excellent frontage on Curry Steet
- Capital
Improvements: Last 3 to 4 Years:
- New Roof
 - Parking Lot
 - Front Yard Clean up to gravel grounds
 - Trees (Multiple) removal
 - New Air conditioners (17 Units)
 - Apartment /Kitchen Improvements
- Total Improvements stated to be \$ 150,000 per Ownership.
- Business: Hikers / PCT, (High season, April through September)
Contractors (Bakersfield sub-market)
Windmills maintenance crews
Highway Traffic: CA 58 links Bakersfield to Barstow and
Interstate 40.
- Highlights: Large wide lot with excellent frontage Curry Street
Future development potential in infill location w/income in place.
Comfortable walking distance to "Old-Town Tehachapi" with
access to multiple eateries/shopping/services etc.
Huge upside to tech savvy and PR oriented Owner/Operator with
basic English language proficiency.
Clean & quite environment with desirable clientele.

Commercial & Residential Real Estate

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Seller Motivation: Absentee Ownership, about 2 hours from the property.
Owner pre-occupied with other business & family commitments
Elderly managers / health issues /Language barrier /Retiring

Potential: 14 + realistic CAP Rate upon stabilization, based on Bakersfield
Submarket hospitality data.
Call for details. Need NDA signed for financials. POF expected
with LOI or an Offer.

Offered at: **\$ 989,000.00 (\$ Nine Hundred Eighty-Nine Thousand).**

Disclaimer: All information is believed to be reliable but not guaranteed.
Details from public records and Seller statements. Buyers advised
to conduct their own due diligence and ascertain the desirability of
the property at the offered &/or agreed price.

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