



CENTRAL  
VALLEY  
COMMERCIAL  
BROKERS, INC

# FOR SALE

**1311 State HWY 46, Wasco CA**

029-180-19

**PRICE IMPROVEMENT! \$750,000**



## Property Details

- 4,424 building SF
- 15,389 total parcel SF
- 17,000 daily traffic count
- Zoned C-2
- Signalized hard corner next to new retail strip center with national tenants
- HWY 46 is a major thoroughfare to reach central coast to the west
- All utilities are on site

**HENRY E. MENDEZ, JR.**

CA RE #01127054 CA DRE #02084340 •Broker/ Principal

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930 Truxtun Ave., Suite 101, Bakersfield, CA 93301

The information contained herein may have been obtained from sources other than CVCB. We have not verified such information and make no guarantees, warranties, or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

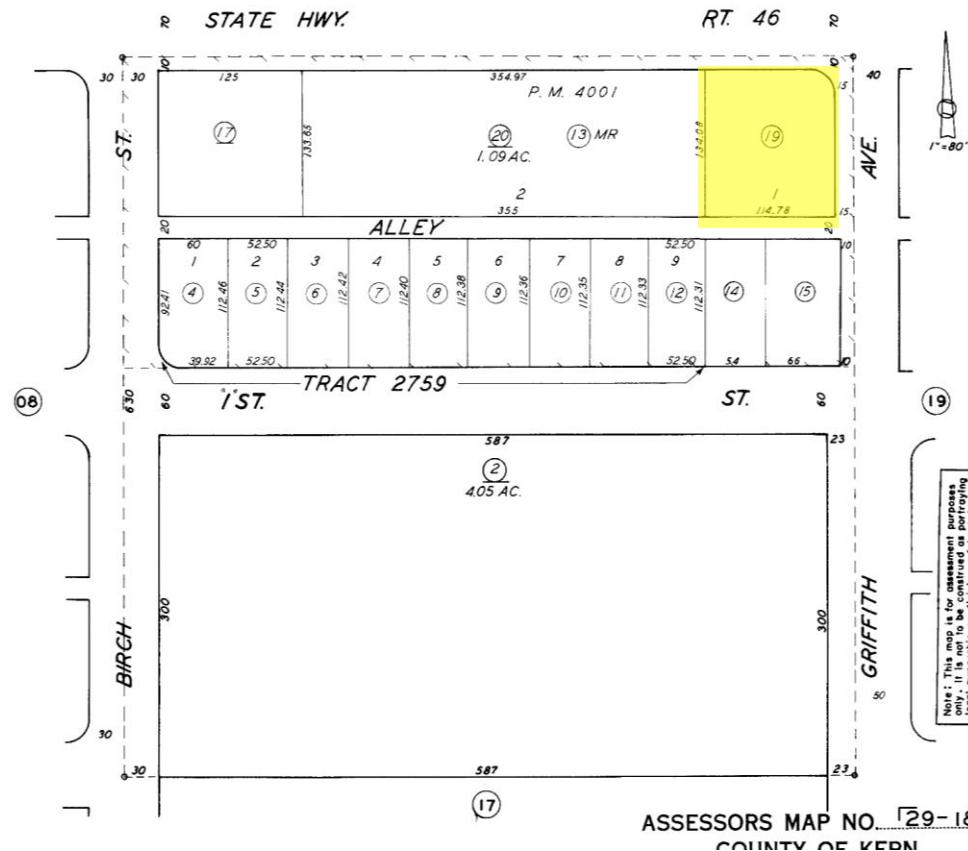


## Property Photo



# Assessors Map

29-18 LOT 67 OF FOURTH HOME EXTENSION COLONY SCHOOL DIST. 7-1 29-18  
7-20 7-18  
BK.487 7-21 L



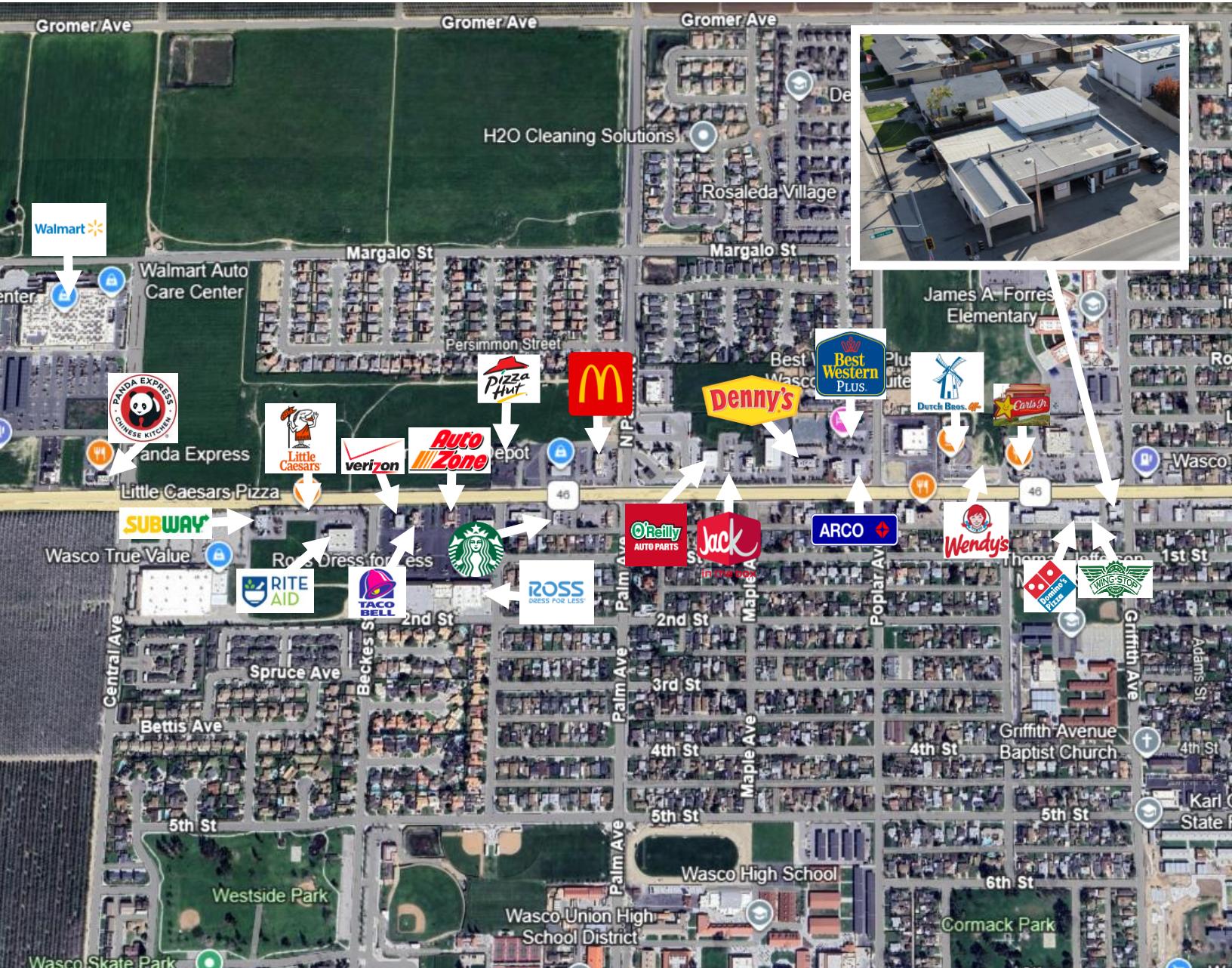
Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 29-18  
COUNTY OF KERN

# FOR SALE

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## Aerial Map



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