



Colliers

For Sale

\$485,000

Contact us:

Oscar Baltazar

Senior Vice President | Principal
License No. 01263421
+1 661 331 7523
oscar.baltazar@colliers.com

Ryan Skidmore

Associate
License No. 02205007
+1 661 809 9247
ryan.skidmore@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield

4000 Chester Ave, Bakersfield, CA 93301

Located along the historic Chester Avenue corridor, 4000 Chester Avenue presents a unique opportunity for investors or owner-users seeking a centrally positioned property. The offering includes a $\pm 3,000$ square foot building situated on ± 1.14 acres, providing significant land area for office expansion, redevelopment, or a variety of commercial uses.

Property Details:

Office:	$\pm 3,000$ SF
Site Size:	± 1.14 AC
Zoning	MX-1 - Mixed Use Neighborhood (City of Bakersfield)

Highlights:

- Centrally Located with Convenient Access to Golden State Hwy.
- Ample Yard Area Suitable for Outdoor Storage or Parking.
- Ideal for Owner-User, Investor, or Redevelopment Opportunity.
- Flexible Layout Supporting a Variety of Commercial Uses.
- High Visibility and Strong Street Presence.
- Fully Fenced.
- Utilities:



Sewer
City of Bakersfield
Municipal



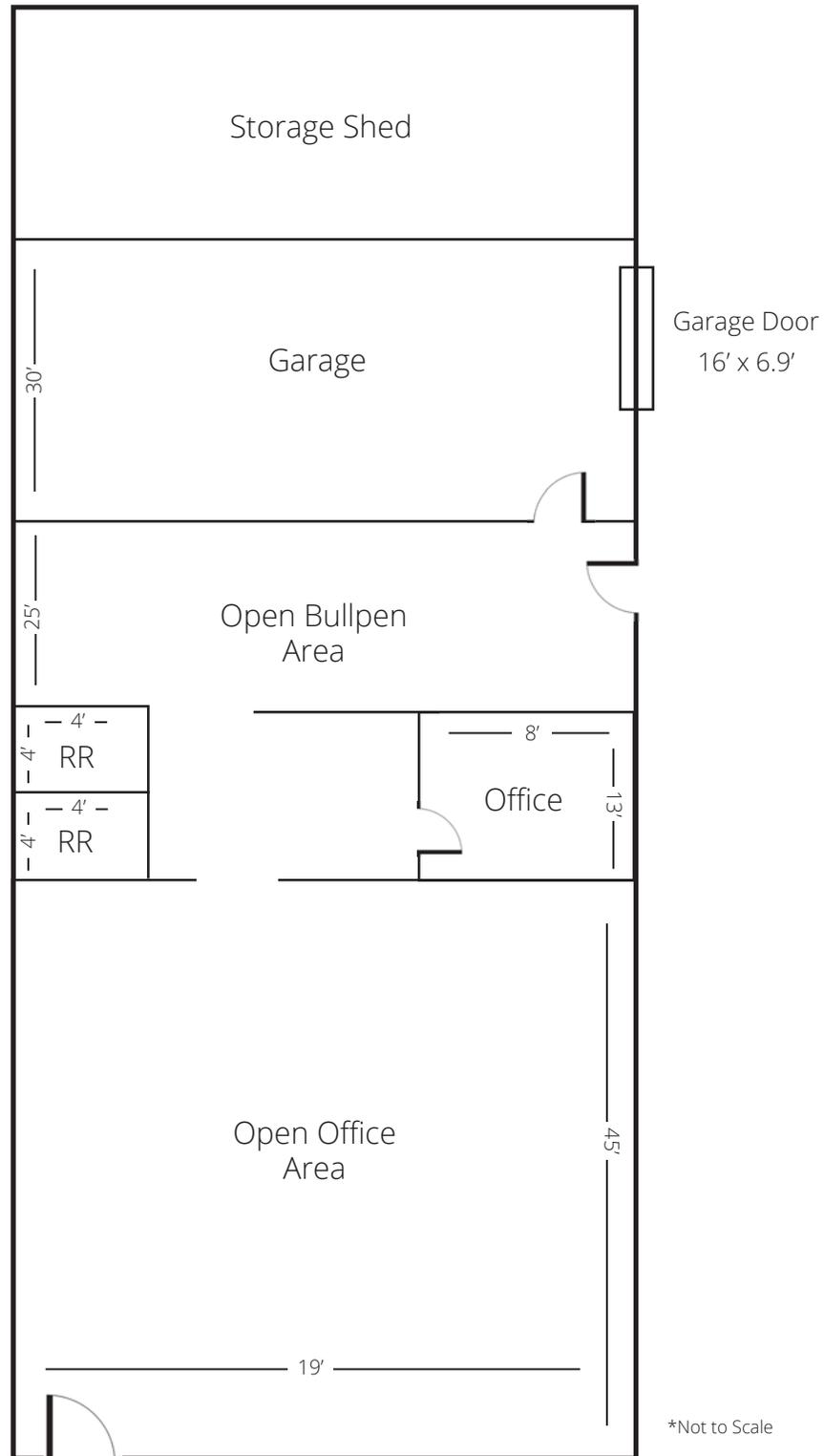
Water
California Water
Company



Electric
Pacific Gas &
Electric Company

Accelerating success.

Floor Plan

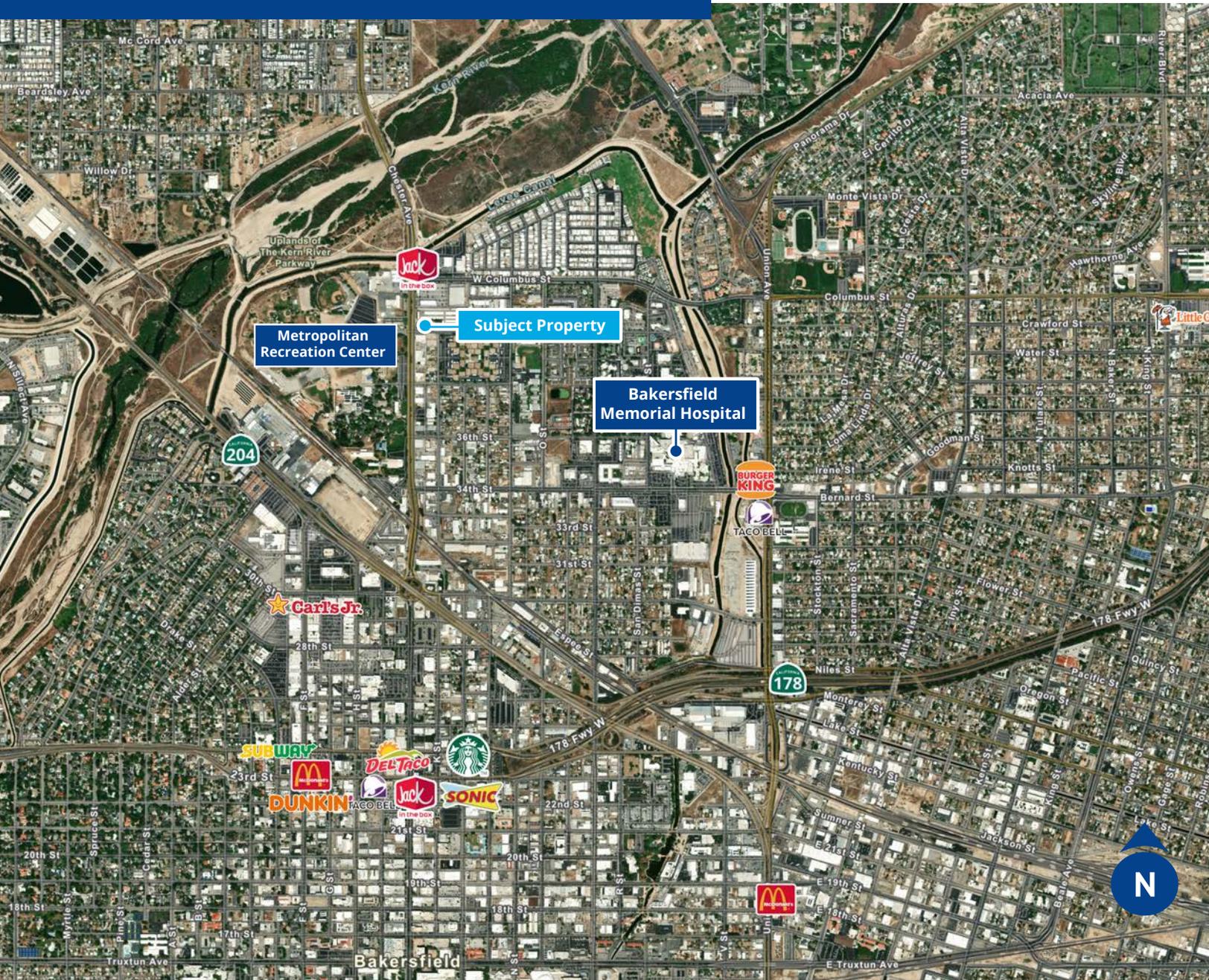


*Not to Scale

Photos



Aerial



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