

C-2 Commercial Properties

AVAILABLE

FOR SALE

**1516 25th Street
&
2530 Eye Street**
Bakersfield, CA

Property Highlights

- Located contiguous to Adventist Health Bakersfield Hospital
- Located contiguous to a three story Kaiser Permanente medical office building consisting of approximately 43,000 SF
- Additional Leasehold Interest for sale across the street. The improved 13,216 SF warehouse building located at 1517 25th Street along with the improved parking lots located at 2408 Eye Street and 2429 Chester Avenue are subject to long term ground leases and can be purchased along with 1516 25th Street and 2530 Eye Street



The information contained herein may have been obtained from sources other than ASU Commercial. 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.



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Offering & Property Details

1516 25th Street & 2530 Eye Street
Bakersfield, CA

Offering

- Price \$650,000

Property Details

- 13,403 SF of building area
- Total land area of 0.51 Acres (22,204 SF)
- Fee Simple Interest For Sale
- Zoning C-2 Regional Commercial
- APNs 005-352-01 (1516 25th Street)
005-352-02 (2530 Eye Street)
- Current Use Auto Body Shop
Three paint booths on site
- Office Size 2,408 SF
- Warehouse Size 10,995 SF
- Clear Height 13'-15'

1516 25th Street

- 7,246 SF of building area
- 0.38 Acres
- Constructed in 1946
- Approximately 2,408 SF of finished office & 4,838 SF of warehouse area
- Roll-up Doors 2 - 10'x10'
3 - 13'x10'
2 - 18'x10'
- Three paint booths of approximately 28'x15'

2530 Eye Street

- 6,039 SF of building area
- 0.14 Acres
- Constructed in 1952

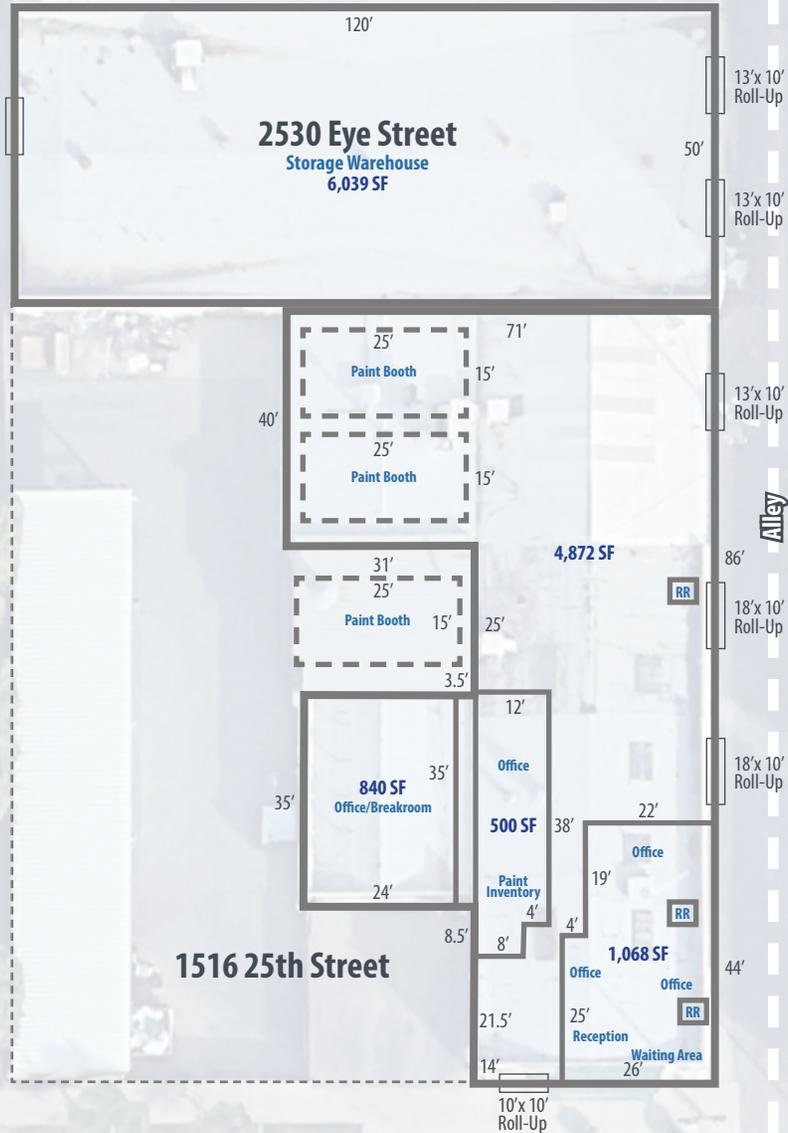


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Site Plan

1516 25th Street & 2530 Eye Street
Bakersfield, CA

Eye Street



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Assessor's Parcel Map

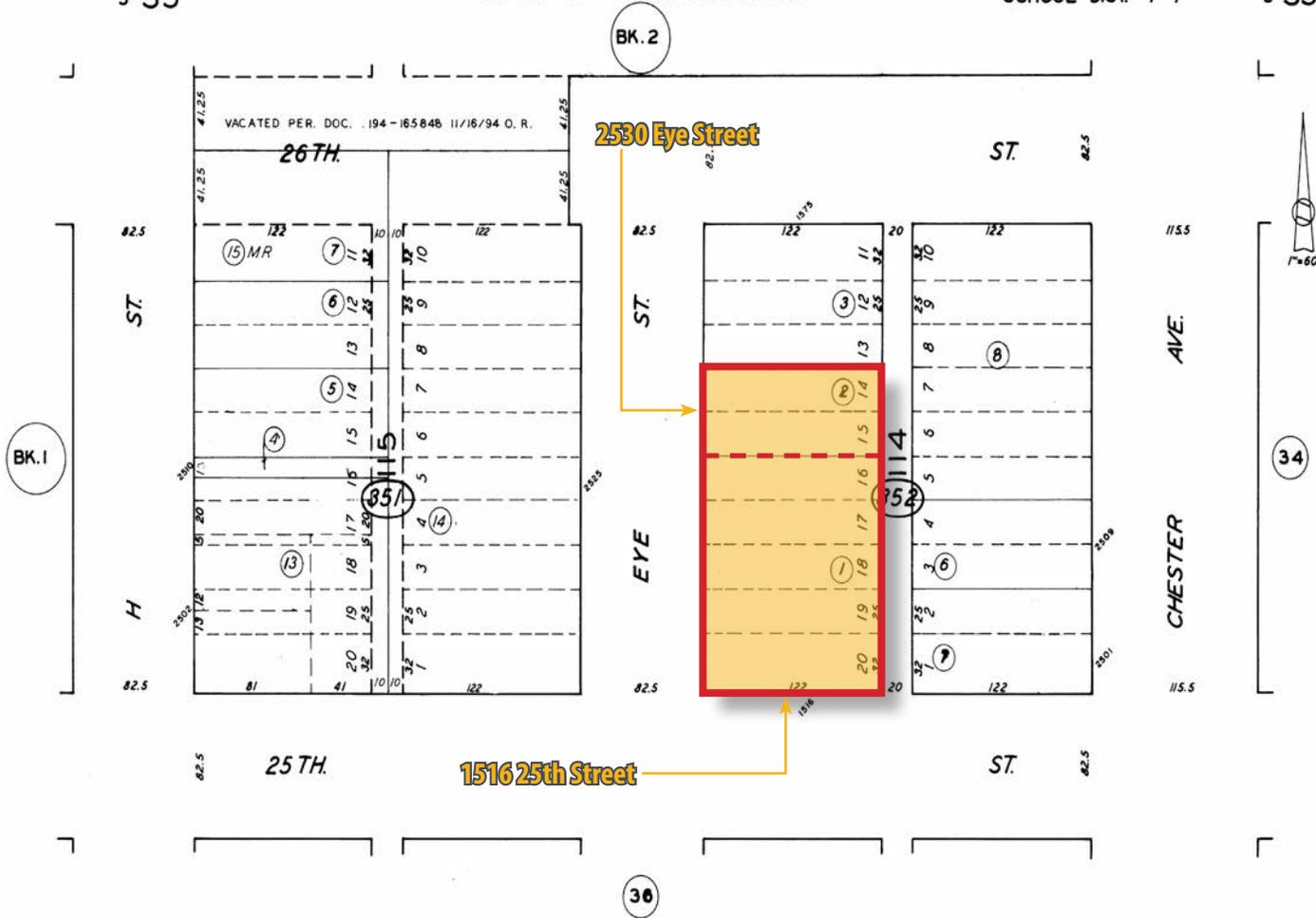
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5-35

CITY OF BAKERSFIELD

SCHOOL DIST. /-/

5-35



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.

Revised Mar. 18, 2008

ASSESSORS MAP NO. 5-35
COUNTY OF KERN

Assessor's Parcel Numbers
005-352-01 & 02



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Property Photos

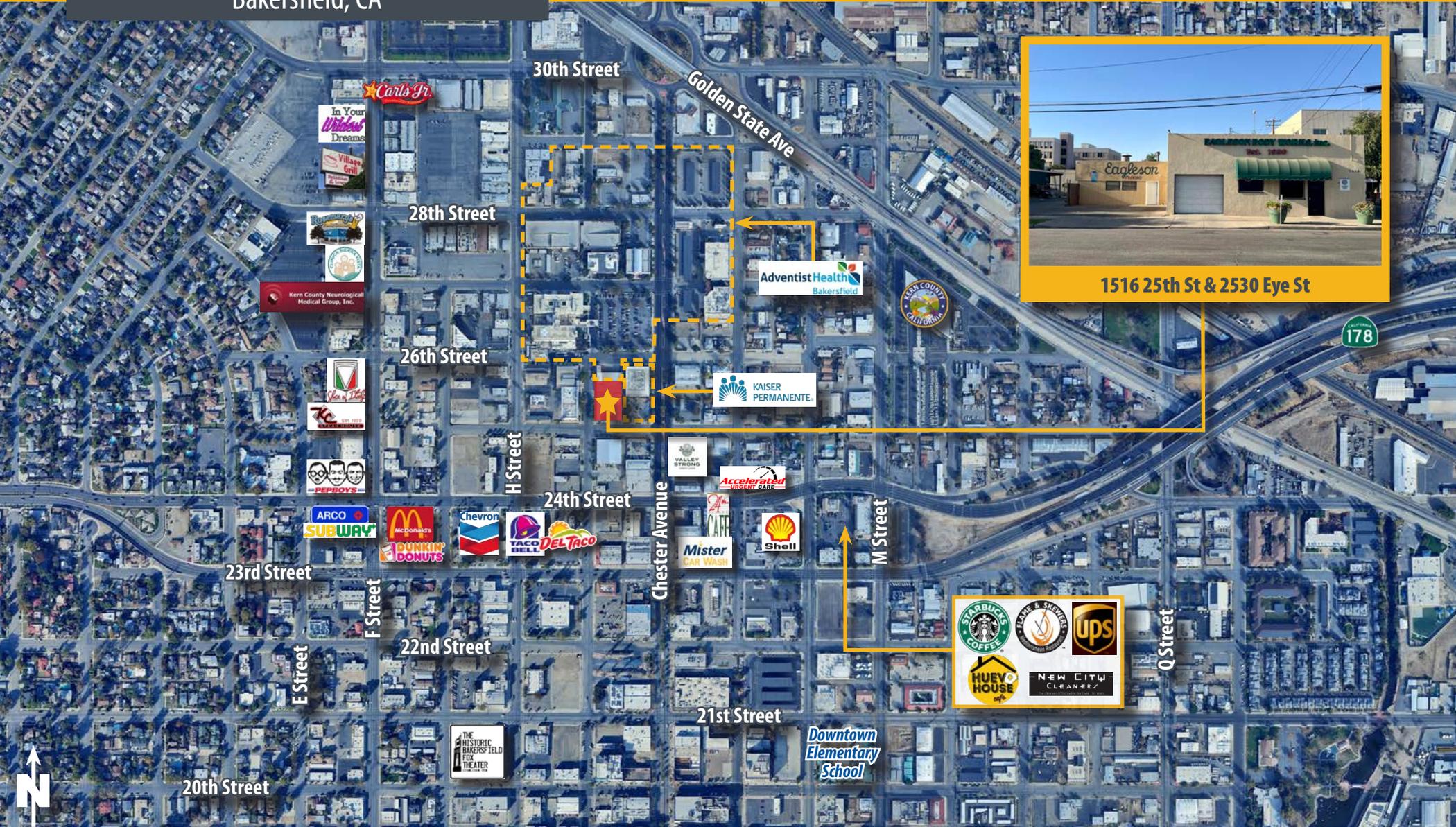
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**Aerial of Downtown Area
Submarket & Property Location**

1516 25th Street & 2530 Eye Street
Bakersfield, CA



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