

**LISTING #** 202506167**PROPERTY TYPE:** Commercial / Ind.**PROPERTY SUBTYPE:** Commercial**STATUS:** Active**STATUS DATE:** 06/02/25**LIST PRICE:** \$369,995**DOM/CDOM:** 42/42**SELL PRICE:****SP%LP:****\$ PER SQFT:** \$129.01**TAX ID/APN:** 26403108**COUNTY:** Kern**AREA:** 82**NEIGHBORHOOD:****CENSUS TRACT:** 52.06**SQ.FEET**  
2868**LOT SIZE**  
81892**YEAR BUILT**  
1977**CURRENT USE**  
Commercial,  
food &  
beverage, bar,  
taver**ZONING**  
Commercial

Minutes away from Lake Isabella. Nice Restaurant bar, food, and beverage, and tavern facility, with #47 liquor license This property offers an incredible opportunity to make your mark. Excellent flexibility for an owner-user. The property features a fully equipped commercial kitchen, All stainless steel walls in the kitchen, prep and storage room. A Horseshoe shaped bar at one end of the large open air room is the perfect setting for any type of establishment. Rustic features inside include the open beam ceilings, wood bar and beautiful stone fireplace. There is an enclosed patio at the front of the building. Huge parking lot. The property includes separate living quarters, a 1977 mobile home with 2 bedrooms and 2 bathrooms with indoor laundry, flooring and window coverings. Private water well, Come by see for your self.

## LISTING INFORMATION

**Listing Agent:** Alan Cruz(ID:16096), Phone:661-932-5117, CalDRE#:01518829, alancruz.realtor@gmail.com**Listing Office:** Klovus(ID:18218), Phone:626-393-2426, Office Lic.:01771860**Listing Co-Agent:****Listing Co-Office:****Listing Number:** 202506167**Original Price:** \$375,000**Property Type:** Commercial / Ind.**TAX ID/APN:** 26403108**County:** Kern**Year Built:** 1977**Neighborhood:****Lot Dimensions:****Occupancy:** Owner**Occupancy Type:** Owner**Agreement Type:** Excl. Right to Sell**Listing Date:** 06/02/25**Pending Date:****Status:** Active 06/02/25**Property Sub-Type:** Commercial**Listing Price:** \$369,995**Price Per Sq. Foot:** \$129.01**Area:** 82**Subdivision:****City Limits:** Yes**Census Tract:** 52.06**Scope of Service:****On Market Date:** 06/02/25**Est. Closing Date:****Entry Date:** 06/03/25**Expiration Date:** 12/02/25**Sold Date:**

## SHOWING INSTRUCTIONS & AGENT REMARKS

**Phone to Show:** 661-932-5117 **To Show Call:** Listing Office **Cross Street:** Easy St**Showing Instruction:** Do not disturb property owner.**Directions:** 178 East, drive to Lake Isabella Blvd,on Bodfish. Property is on the left side Call for appointment. For more information contact Alan Cruz 661.932.5117.**Presented by: Alan Cruz (01518829) / Klovus (01771860)**

Motivated Seller! No Repair, No Blind Offers, See Building Please, Send Offers to Alancruz.realtor@gmail.com. All information to be verified by buyer and buyer's broker. Seller and Seller's Broker do not guarantee any information regarding property, square footage, use, zoning, or any other factor of the property. Buyer and buyer's broker to do their own due diligence and satisfy themselves.

UPCOMING OPEN HOUSES



UPCOMING BROKER TOURS



PROPERTY INFORMATION & FEATURES

|                      |                                     |                     |   |
|----------------------|-------------------------------------|---------------------|---|
| City Limits:         | Yes                                 | Income/Expense:     | Proforma                                |
| APN Alt 3:           |                                     | APN Alt 2:          |   |
| Ann. Gross Income:   | \$1                                 | APN Alt 4:          |   |
| Vacancy Factor:      | 100%                                | Zoning Description: | Commercial                              |
| Tot. Annual Expense: | \$1                                 | Cap Rate %:         | 1%                                      |
| Annual Net Income:   | \$0                                 | APOD:               | No                                      |
| Front Footage:       |                                     | Current Use:        | Commercial, food & beverage, bar, taver |
| Sale Includes:       | Building & Land                     | Financial Info:     | Owner                                   |
| Utilities:           | Private Water,Septic System,Propane | Sale Options:       | All Parcel                              |
| Occupancy:           | Owner                               | Roof:               | Composition                             |
| Transportation:      |                                     | Parking:            | Private/10+                             |
| Heating & Cooling:   | Propane,Other                       | Miscellaneous:      |   |
| Exterior:            | Wood Frame                          | Floor:              |   |
| Environmental Rep:   | None                                | Financing:          | Other                                   |
| Type Use:            | Other                               | Disclosure:         | Other                                   |

LOAN INFORMATION

|                      |          |                    |           |
|----------------------|----------|--------------------|-----------|
| 1st Payment (P & I): | \$0      | 1st TD:            | \$0       |
| 1st Assumable:       |          | 1st Interest Rate: | 0.00%     |
| 2nd Payment (P & I): | \$0      | 2nd TD:            | \$0       |
| 2nd Assumable:       |          | 2nd Interest Rate: | 0.00%     |
| Buyer Financing:     |          | Concession Comm:   |           |
| Assessment Year:     | 2024     | Total Assessment:  | \$134,020 |
| Land Assessment:     | \$91,134 | Tax Year:          | 2024      |
| Lot Depth:           | 0        | Improved Assess:   | \$42,886  |

PRIVILEGED INFORMATION

|                            |                        |
|----------------------------|------------------------|
| Picture Provided By:       |                        |
| Internet Viewable:         | 1                      |
| Latitude, Longitude:       | 35.594848, -118.491798 |
| Show Address to Public:    | 1                      |
| Agent Hit Counter:         | 20                     |
| Public/Client Hit Counter: | 12                     |

MORTGAGE PAYMENT CALCULATOR

[Click here for Mortgage Payment Calculator](#)

