

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



ft² SQ.FEET
2868

LOT
81892

LOT SIZE
81892

YR
1977

YEAR BUILT
1977

LOT

CURRENT USE
Commercial,
food &
beverage, bar,
taver

LOC

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	Status:	Active 06/02/25
Original Price:	\$375,000	Property Sub-Type:	Commercial
Property Type:	Commercial / Ind.	Listing Price:	\$369,995
TAX ID/APN:	26403108	Price Per Sq. Foot:	\$129.01
County:	Kern	Area:	82
Year Built:	1977	Subdivision:	
Neighborhood:		City Limits:	Yes
Lot Dimensions:		Census Tract:	52.06
Occupancy:	Owner	Scope of Service:	
Occupancy Type:	Owner	On Market Date:	06/02/25
Agreement Type:	Excl. Right to Sell	Est. Closing Date:	06/02/25
Listing Date:	06/02/25	Entry Date:	06/03/25
Pending Date:		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](#)

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Monday, July 14, 2025

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