

For Sale or For Lease | +/- 3,013 SF

# Newly Renovated Multi-Tenant Office Building

1727 16th St | Bakersfield, CA 93301

**Contact Us:**

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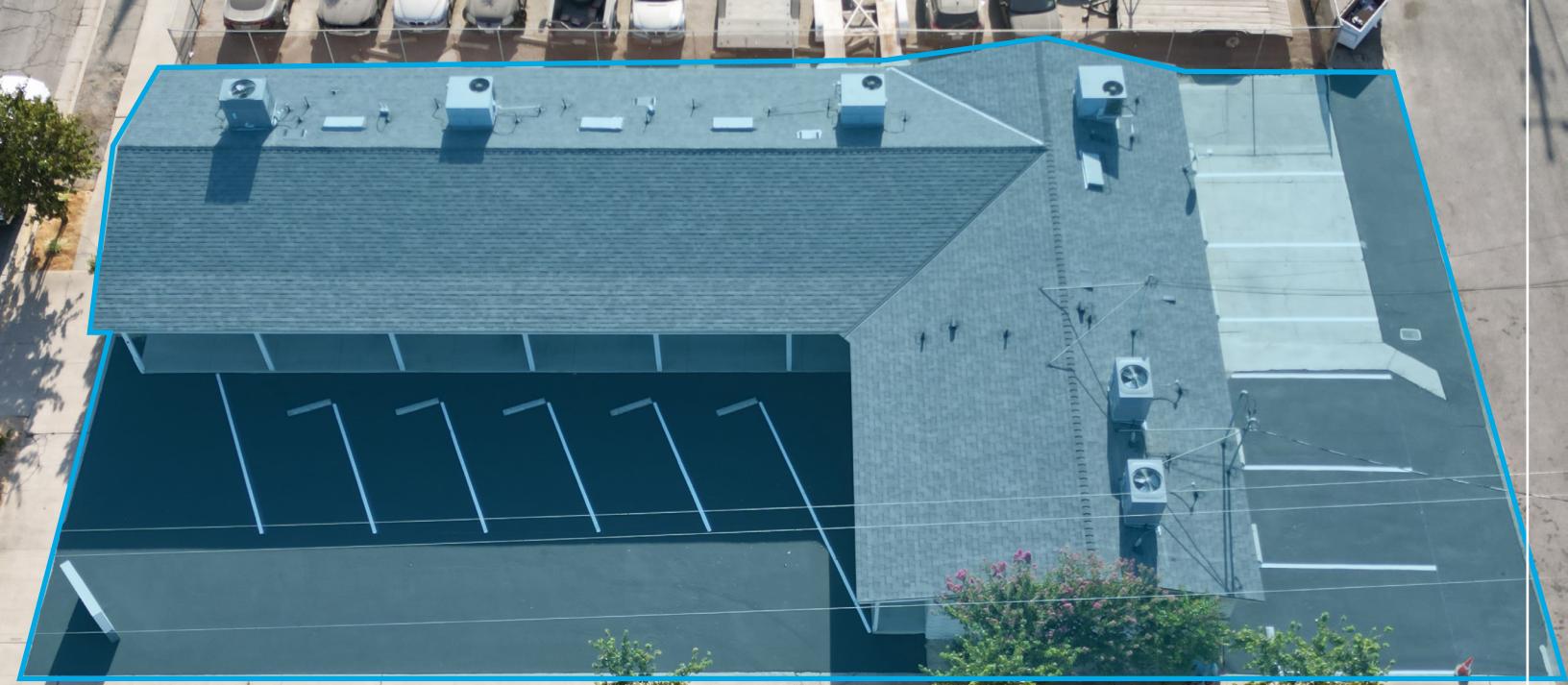
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## Sales Price

~~\$775,000~~ ~~\$695,000~~ **\$675,000**

## Lease Rate:

~~\$1,195~~-\$995/mo.

## Property Description:

1727 16th St is an approximately 3,013 SF single-story, multi-tenant general office building. Conveniently located at the southeast corner of 16th St and G St in the downtown Bakersfield submarket, the property is in close proximity to Dignity Health Mercy Hospital Downtown and is surrounded by office, medical, retail, and restaurants. This property presents a prime opportunity for an owner-user to occupy a portion of the space while generating rental income from other tenants.

## Improvements Installed in August 2024:

- 3 of 6 HVAC units were replaced.
- New roof
- Parking lot patched, slurry coated, and striped
- New drought tolerant landscaping in flowerbeds with rock.



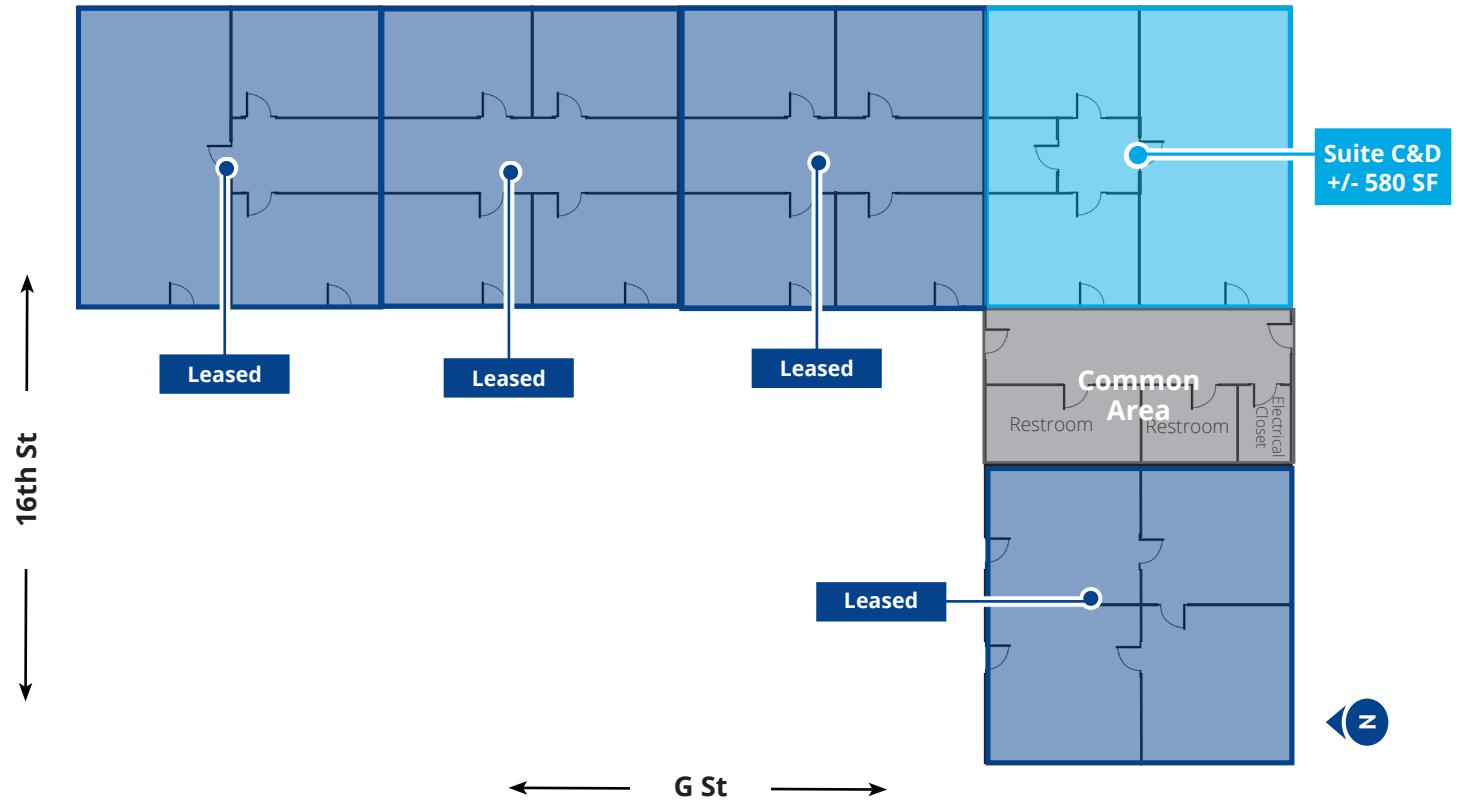
## Property Details:

<b>Address</b>	1727 16th St Bakersfield, CA 93301
<b>Building Size</b>	+/- 3,013 SF
<b>Lot Size</b>	+/- 0.20 AC
<b>Zoning</b>	C-C (Commercial Center) in City of Bakersfield
<b>Built</b>	1973 (Updated in 2024)

## Property Highlights:

- Building consists of five (5) individual suites containing +/- 580 SF each.
- Exterior suite entrances from parking lot.
- Four (4) suites are currently leased and one (1) suite is vacant.
- Flexible lease terms to allow owner to occupy space as needed.
- Each suite is separately metered for electric and gas.
- Total monthly gross rent is \$3,420
- Common Restrooms.
- 11 onsite parking spaces plus abundant street parking.

# Floor Plan



Suite #	Tenant	SF
A&B	New Beginnings Financial and Real Estate	580
C&D	Available	580
E&F	Esthetician	580
G&H	Counseling Office	580
I&J	Counseling Office	580
Common Area	-	113
<b>Total</b>		<b>3,013</b>

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# Photos



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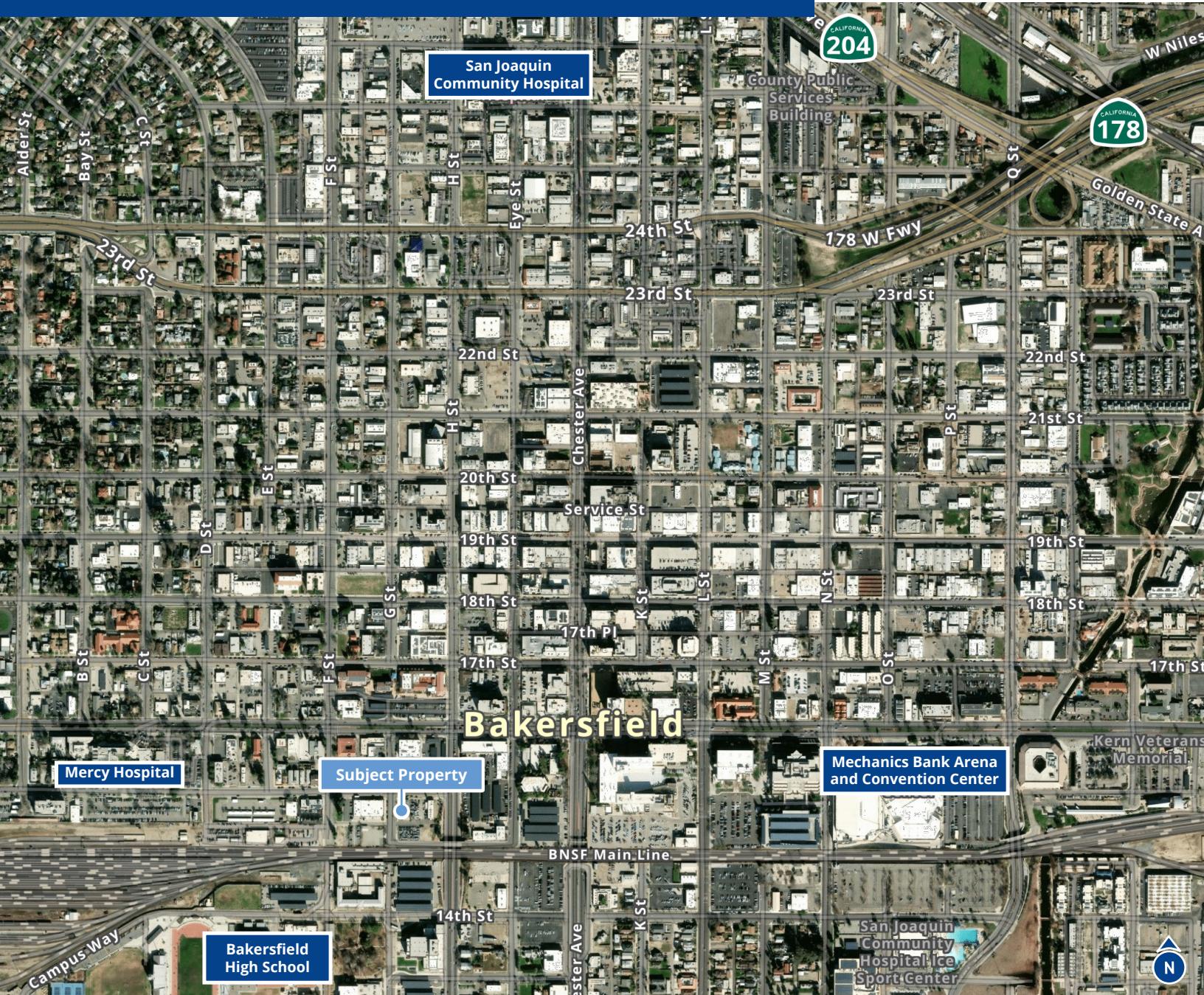
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# Location



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