



+/- 3,960 SF Building | 14,374 SF Land Area | Sale Price: \$1,400,000

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3212 Mt Pinos Way Frazier Park, CA 93225

APN# 255-333-20-00-3
County Kern County
Zoning C-1
Structure Size 3,960 SF
Year Built 2006
Workshop Approx. 2,500 SF
Restrooms 3 Restrooms
Roll Up Doors Ground Level (3) : 12'-13' x 16'-18' ft.
HVAC 100% HVAC
Power 200 amps; 120 & 220 circuits
Tenants Owner Occupied

Sale Price: \$1,400,000



Spectacularly built out Butler Steel commercial building with approximately 2,500 square feet of clear span workspace and approximately 950 square feet of upstairs living area. 3 sides have roll up doors that vary in width from 12 to 13 feet and heights of 16 to 18 feet.

The entire building is fully insulated and is also served by a full HVAC system. The living areas with feature bathrooms and multiple rooms that could be used as rental spaces, a showroom or offices. The space that could be used as a showroom has a roll up door leading to the interior shop space. The interior main wall and roll ups are fire rated and protect the living and office areas. 200 amp power with both 120 and 220 circuits and several ceiling power drops. A two car, drive through garage opens to the shop with an interior roll up door.

The land parcel is approximately 14,374 square feet and features two rolling gates that front the road, one of which is a powered gate. A concrete deck is at the rear of the building. The parking area is fully paved and the entire property is fully fenced with protective bollards along the building exterior. Other features include a Voglzang wood stove, and owned Culligan soft water system, a whole building central vac, insulated water lines, and an irrigation system.



