

For Sale | Approx. +/- 816 - 1,632 RSF

# Two Professional Office Condos in Business Park Plaza

5401 Business Park South | Bakersfield, CA

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## Property Overview:

5401 Business Park South is located in a two story, multi tenant, professional office condo building in the Southwest Bakersfield Business Corridor just off of California Avenue. The property is in close proximity to office and retail users. This location also offers easy access to the Westside Parkway and Freeway 99. Rare opportunity to own a business condo unit in a professional business park.

## Sale Price:

\$250,000 for each unit (\$500,000 for both units)

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## Available:

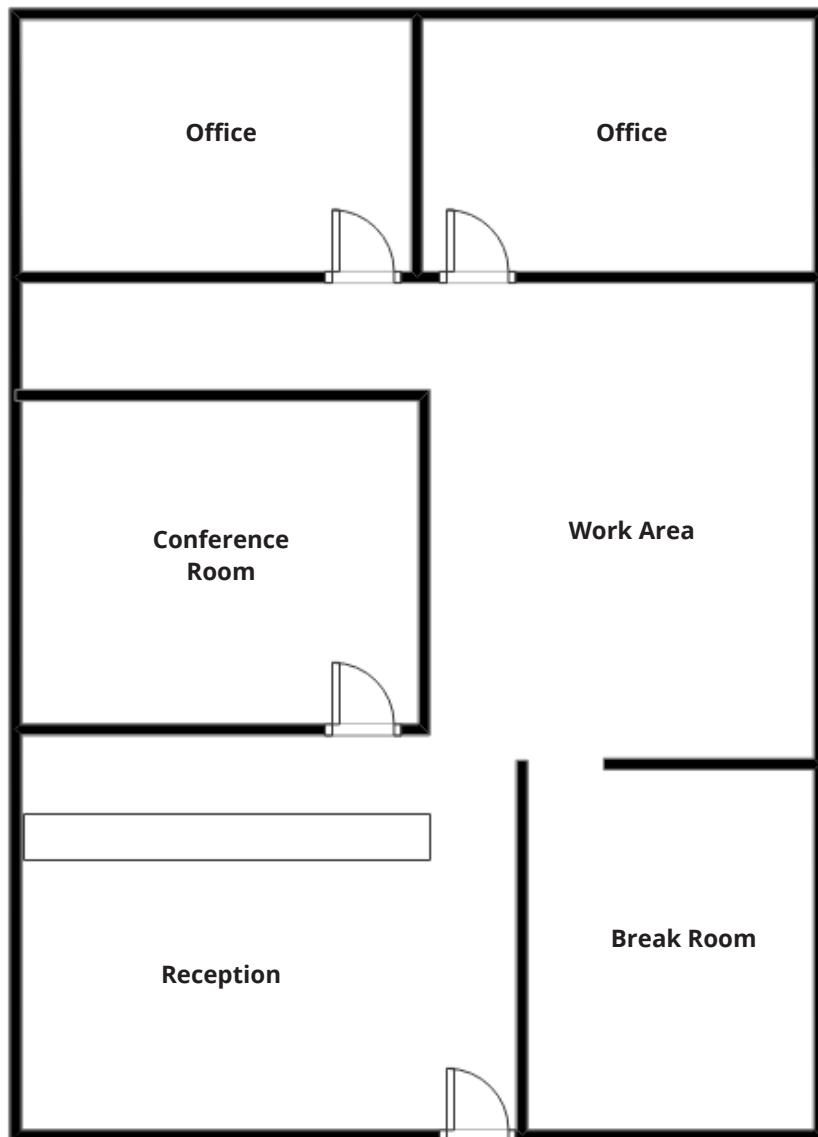
Suite 212: +/- 816 rsf (756 usf)

Suite 218: +/- 816 rsf (756 usf)

## Property Highlights:

- Modern office building within an established business park
- Efficient professional office floor plans
- Exterior suite entrances for easy 24 hr access
- Private secured and fenced corridors
- Newer solar panel system
- Elevator access
- Abundant parking with covered parking
- Common area restrooms
- Association dues are \$484 per month, per unit, and includes the cost for HVAC
- Each suite is separately for electricity
- Great Southwest Bakersfield location near restaurants and shopping
- APN #'s 331-240-12 & 331-240-18

# Floor Plan - Suite 212



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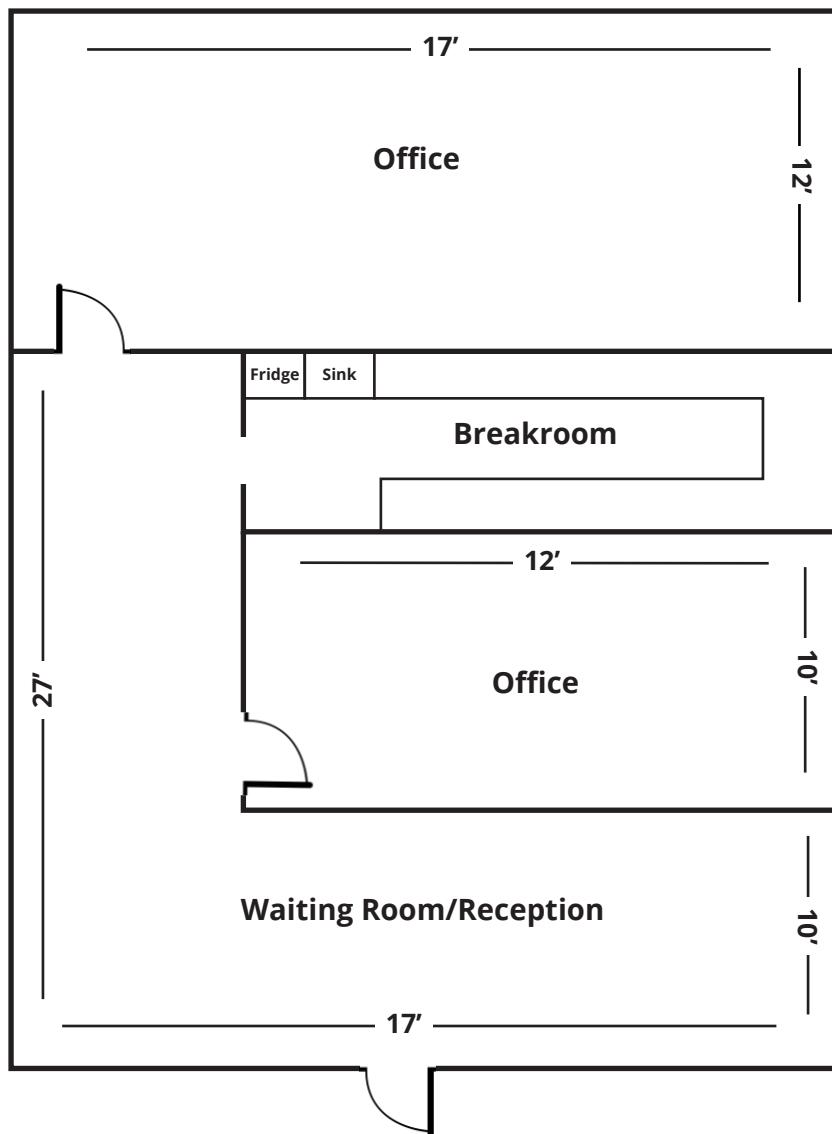
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# Floor Plan - Suite 218



**\*Not to Scale**

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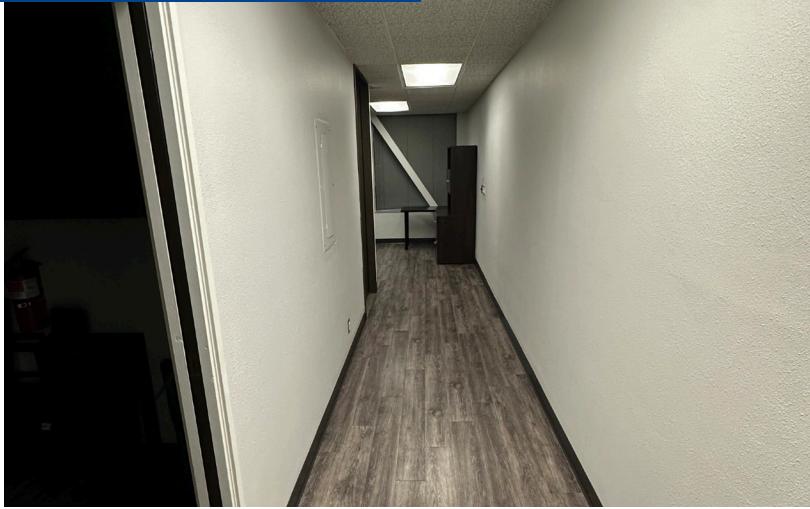
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# Suite 218 Interior Photos



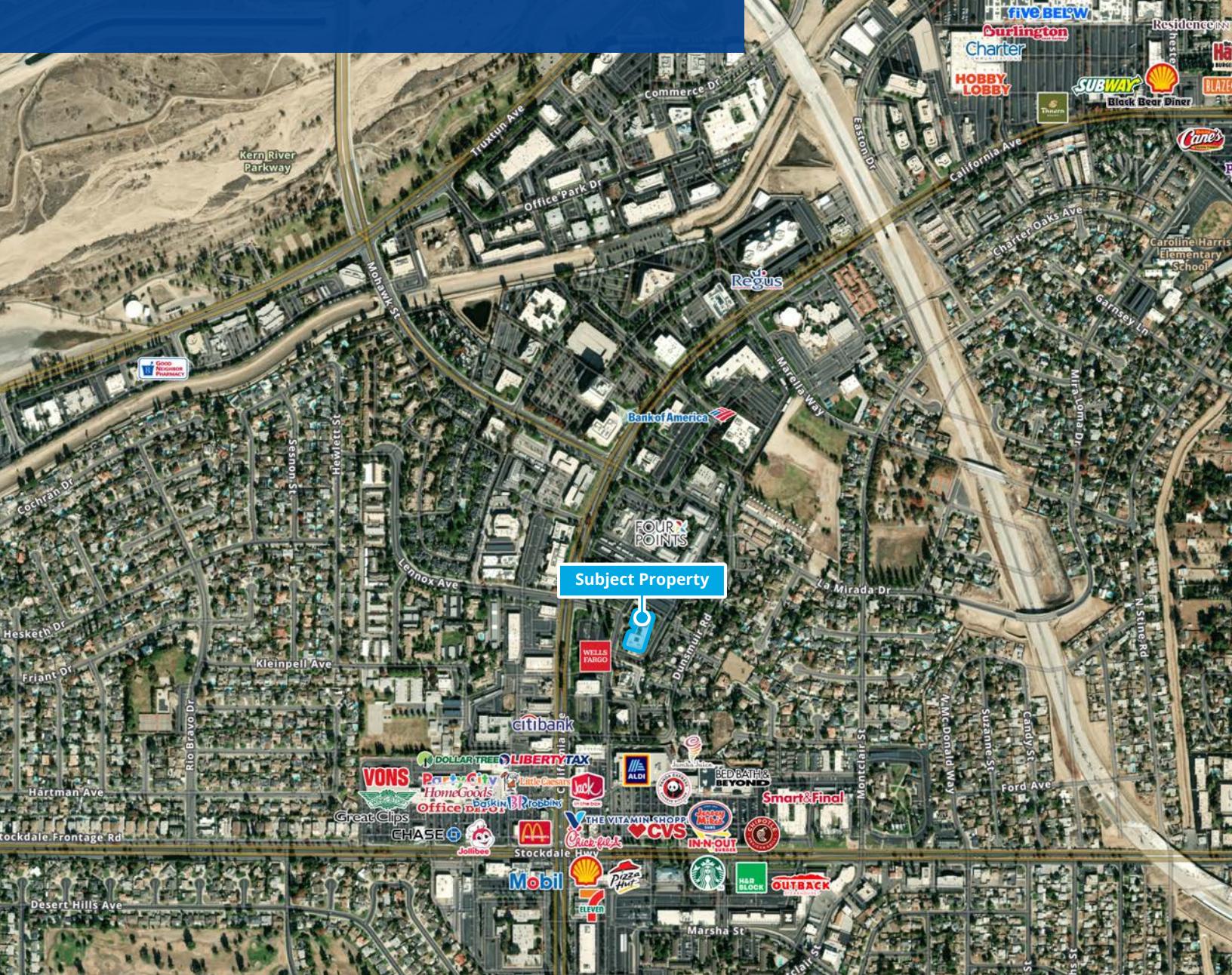
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# Exterior Photos



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# Aerial



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