

ASKING PRICE: \$315,000 \$290,000 PRICE REDUCTION!







PROPERTY HIGHLIGHTS

- 1,319 SF of Building Space
- 6.354 SF Land
- Zoned C-1, City of Bakersfield
- APN 147-271-05
- Gated Parking
- Central Location
- On-Site Storage / Garage Area
- Perfect for Owner-User or Investor
- Quick access to west Bakersfield through Centennial Corridor
- Access to Hwys 58 & 99
- Close proximity to retail, food and restaurant users, and gas stations
- Asking Price: \$315,000
 Price Reduction! \$290,000



 $\pm 1,319$ SF BUILDING SIZE



\$290,000 **ASKING PRICE**



0.15 AC PARCEL SIZE

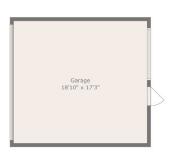


C-| CITY ZONING

FLOOR PLAN

±1,319 RSF OFFICE BUILDING

247HSTREET





NOTE: PLANS NOT DRAWN TO SCALE

















CONTACT INFO

Scott Salters Director +1 661 204 6725 scott.salters@cushwake.com Lic. 02068579

5060 California Avenue Suite 1000 Bakersfield, CA 93309 Lic. 01880493 cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.