

# Office Building AVAILABLE FOR SALE

**113**  
**East F Street**  
Tehachapi, CA

## Property Highlights

- Located in Downtown Tehachapi
- Medical or general office building consisting of 8,232 SF
- Fully improved and occupancy ready
- Most of the building area is ground level with a large second-story conference facility
- Close proximity to government buildings, (City of Tehachapi), restaurants, and retail stores
- Located less than 1 mile from Highway 58



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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## Property Details & Offering

113 East F Street • Tehachapi, CA

### Property Details

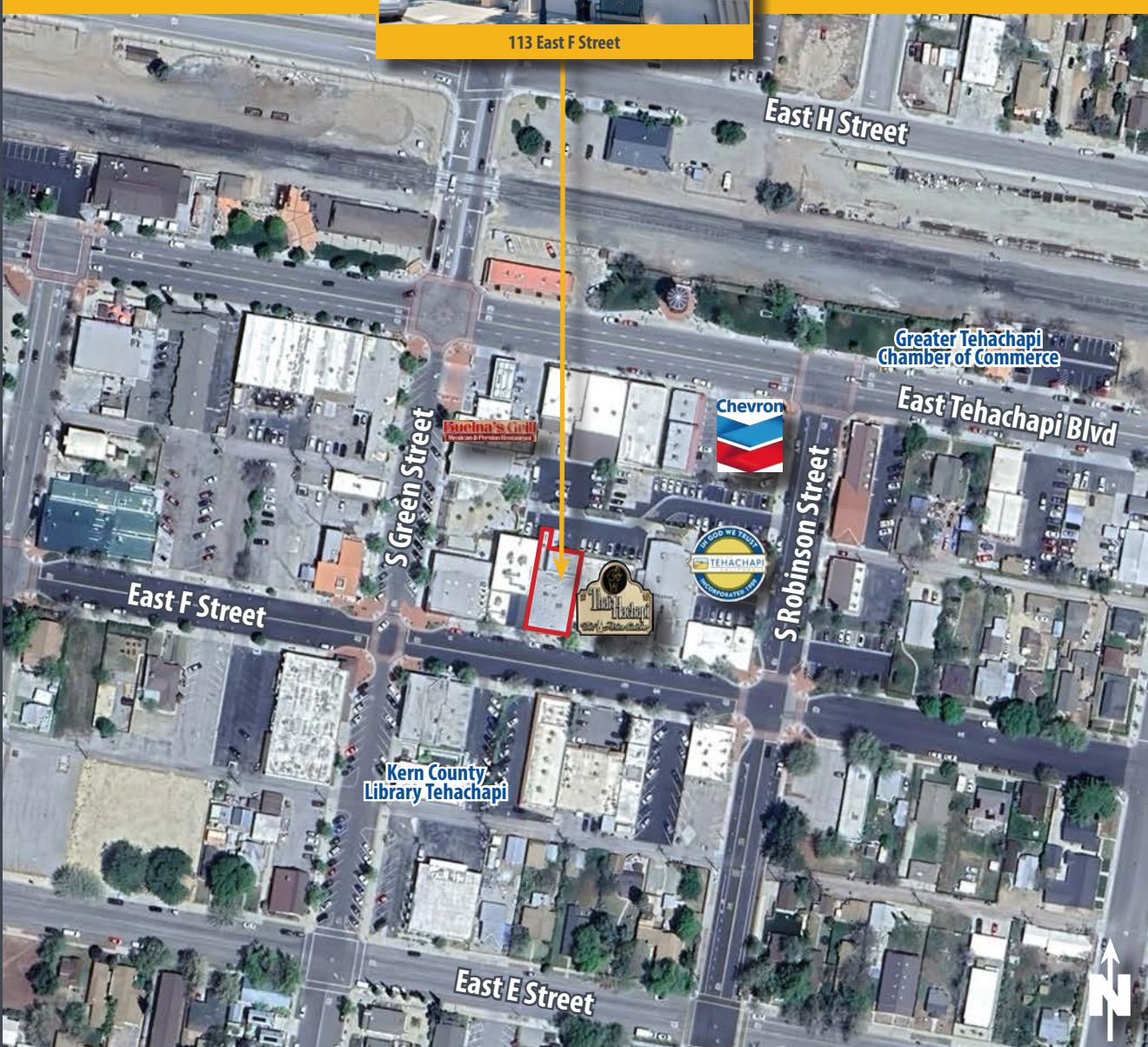
- APN 040-190-33-00-4
- Approximately 8,232 SF – Formerly occupied by a single user. Opportunity to divide for multiple uses.
- Downtown T5 Zoning which allows for medical office, general office, retail, restaurant, and certain residential and lodging uses
- Originally constructed in 1948 and remodeled extensively
- Previous bank building with vault
- Improvements include 18 private offices, a reception area, a breakroom, a storage room, large conference room and three restrooms
- The property is served by a shared parking facility which includes 53 total on-site stalls. Additional street parking is available.

### Offering

- **Sale Price** \$925,000.00
- **Fee Simple** All cash to seller



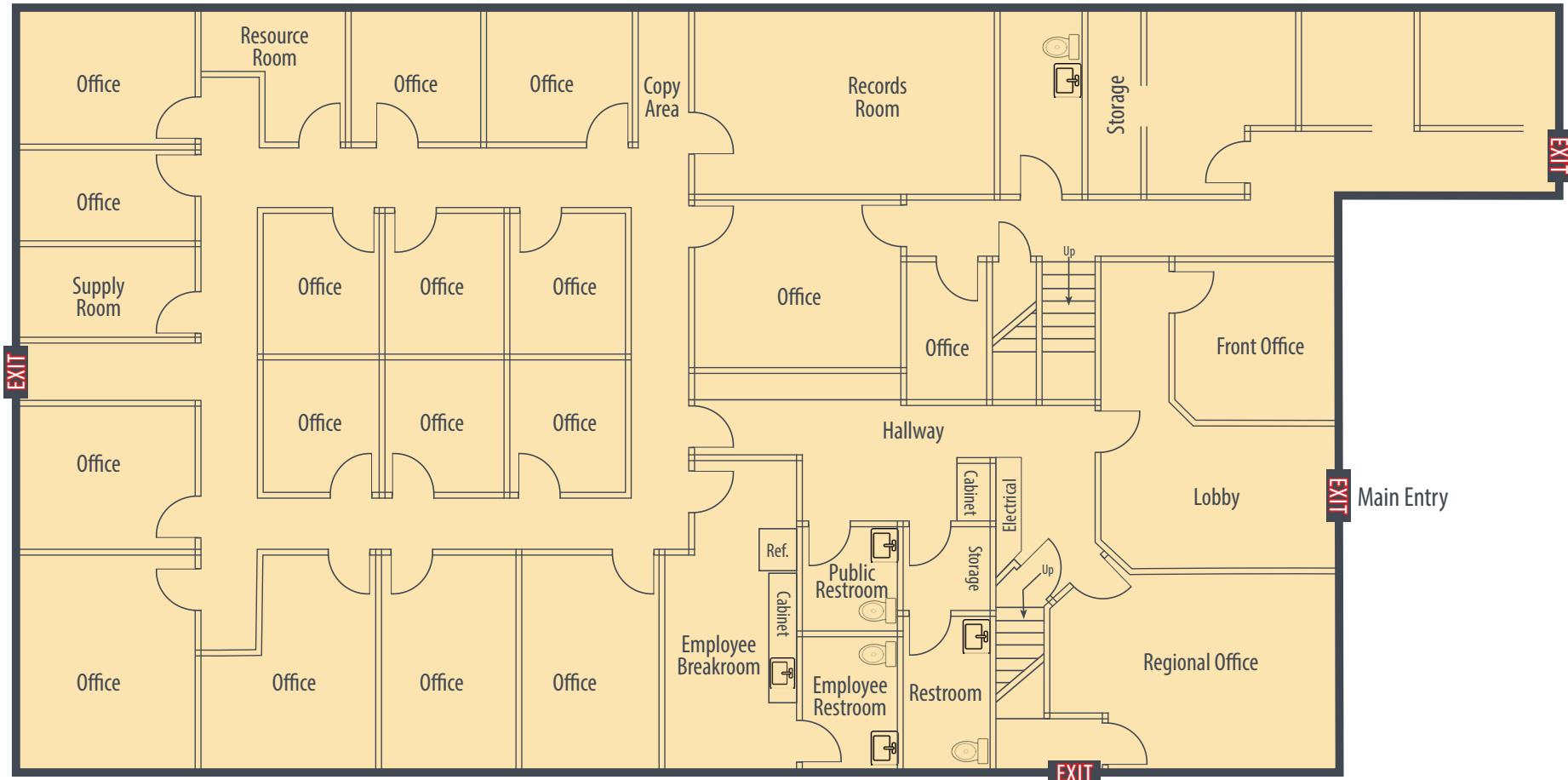
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## First-Floor Floor Plan

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\*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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## Second-Floor Floor Plan & Photos

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## Interior Property Photos

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## Aerial Location Map

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