

# FOR SALE ► MEMORY CARE DAY CENTER

+/- 12,281 SF AVAILABLE

4203 Buena Vista Rd, Bakersfield, CA 93311

APN: 524-280-32-00-4, County of Kern

## PROPERTY DETAILS

- **SALE PRICE: CONTACT BROKER FOR PRICING**
  - **SPACE AVAILABLE: +/- 12,281 SQ FT**
  - 7 OFFICES, 2 CONFERENCE ROOMS, PANTRY, COMMERCIAL KITCHEN, LUNCH ROOM, RECEPTIONIST AREA, STAFF LOUNGE, & 2 LARGE ACTIVITY SPACES
  - FEATURES OUTDOOR COMMUNAL SPACE WITH LANDSCAPED GARDENS & RECREATION AREA
  - CONTEMPORARY BUILDING DESIGN & HIGHLY FUNCTIONAL INTERIOR
  - PROPERTY INCLUDES OWNED SOLAR PANEL SYSTEM
  - 48 ON-SITE PARKING SPACES
  - PRIME LOCATION WITHIN THE BELCOURT AT SEVEN OAKS MASTER-PLANNED COMMUNITY IN WEST BAKERSFIELD
  - YEAR BUILT: 2016
  - ZONING: R-2 (MULTI-FAMILY DESIGNATION)
- \* CURRENT USE FOR MEMORY CARE DAY CENTER IS PERMITTED THROUGH A CONDITION USE PERMIT (C.U.P.). CALL BROKER FOR ZONING & USE DETAILS.

**TURN-KEY READY SPACE**



**OLIVIERI COMMERCIAL GROUP**  
9810 Brimhall Road  
Bakersfield, CA 93312  
www.oliviericommercial.com

*For additional information please contact:*

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ST. JOHN'S  
Lutheran Church



HOUCHIN  
COMMUNITY BLOOD BANK



AdventistHealth  
Medical Office



HOFFMANN  
HOSPICE  
A NON-PROFIT HOSPICE

IVY PARK  
at Seven Oaks



Buena Vista Rd

SUBJECT SITE

BELCOURT  
Seven Oaks

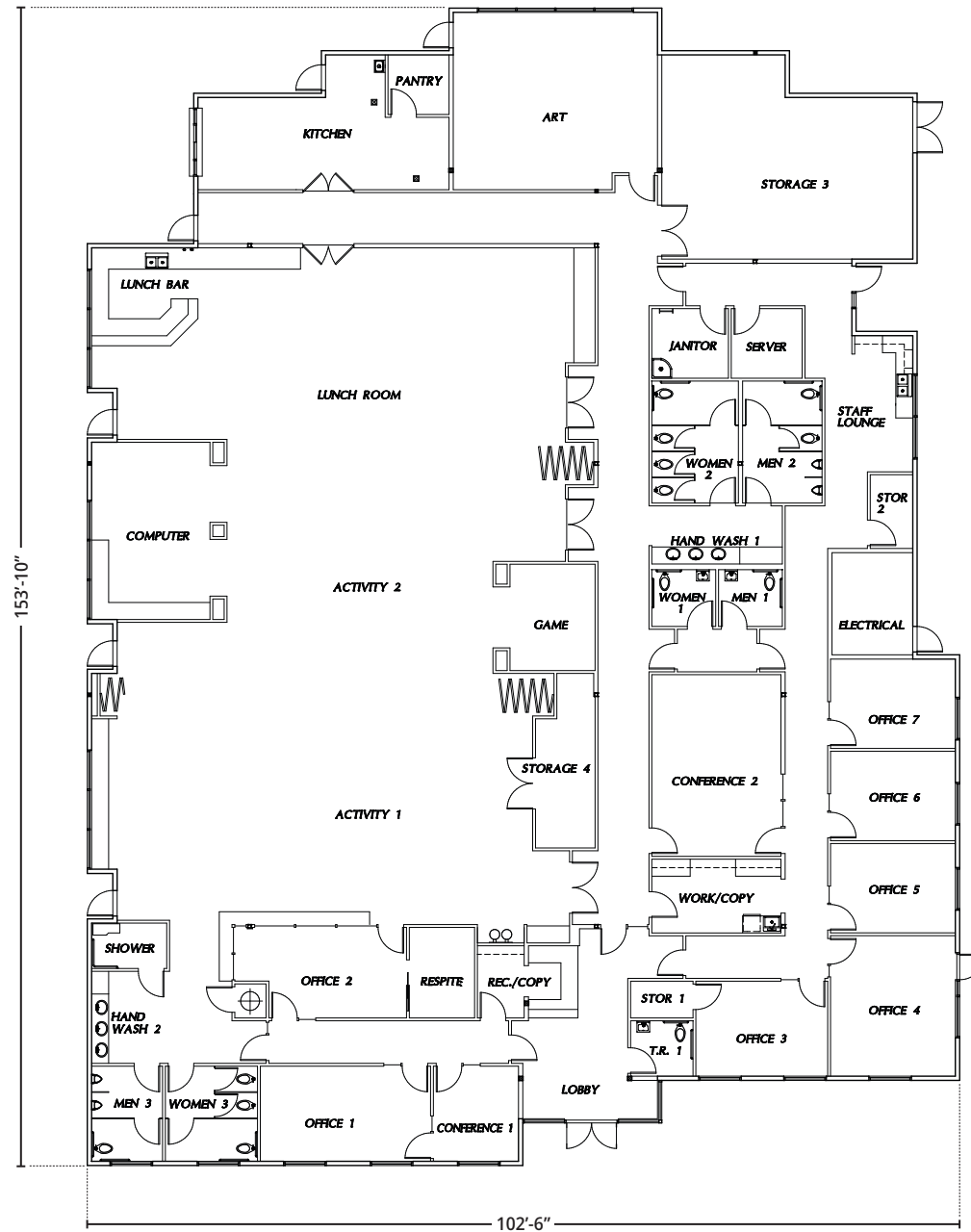
Campus Park Dr



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