



FOR SALE OR LEASE ±2,500 SF

214 - 222 MINNER AVENUE

BAKERSFIELD, CA 93308



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\$415,000
SALE PRICE



\$16 PSF NNN
LEASE PRICE



±2,500 SF
BUILDING SIZE

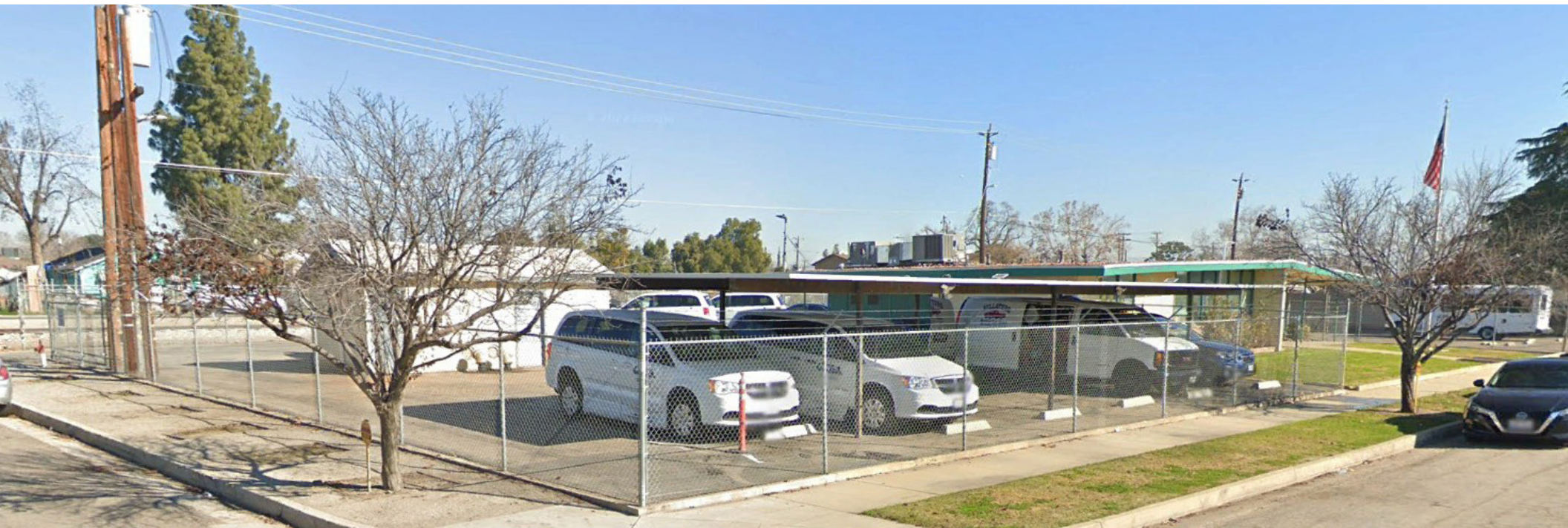
TOTAL 3 PARCELS

APN: 113-131-02: 10,890 SF (0.25 AC)

APN: 113-131-03: 5,227 SF (0.12 AC)

APN: 113-131-01: 8,276 SF (0.19 AC)

TYPE: RETAIL/OFFICE



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FOR SALE LISTING:

Prime Commercial Opportunity in North Bakersfield – 2500 SF on 0.56 AC.

Attention Real Estate Investors and Owner-Users! This prime North Bakersfield property is now available for sale, offering 2,500 square feet of versatile space on a 0.56-acre lot. Located near N Chester and Norris Ave, and close to Standard Elementary School, this property is perfectly suited for a variety of uses such as office space, neighborhood retail, or vehicle storage.

Key Features:

- One main building with covered areas
- Convenient location with easy access to Highway 99
- Recently used as a vehicle storage facility
- Pro-forma 9.16% Cap Rate
- Ideal for businesses needing space for vehicle storage or retail
- Situated in an Opportunity Zone, offering significant tax benefits for investors, including deferral of capital gains, step-up basis for gains held over 5 years, and potential for permanent exclusion of new gains if held long term

This property is not just an investment in real estate, but in the future of North Bakersfield, located in a growing and economically vibrant area. Don't miss your chance to own a property with strong potential for both short-term use and long-term gain.

FOR LEASE LISTING:

For Lease: 2,500 SF Commercial Space with Great Vehicle Storage and Office/Retail Potential in North Bakersfield.

Now available for lease, this 2,500 square foot commercial property located near N Chester and Norris Ave offers an ideal space for businesses in need of office or retail space with the added bonus of vehicle storage. Perfectly situated near Standard Elementary School and offering easy access to Highway 99, this property offers high visibility and accessibility.

Property Highlights:

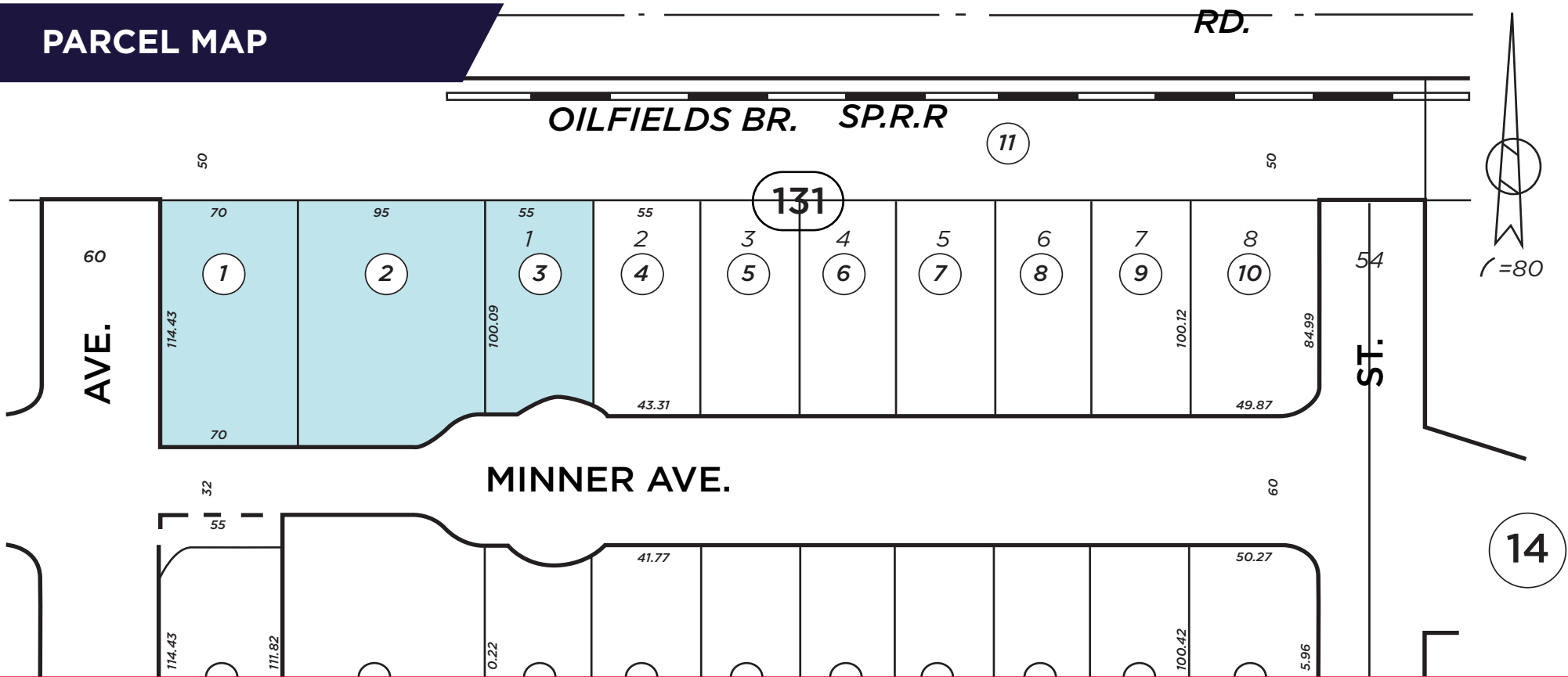
- Versatile space: Ideal for office, neighborhood retail, or vehicle storage
- Main building with a covered area
- Easy freeway access for efficient business operations
- Currently being updated to enhance functionality and appeal
- Great location for businesses looking to serve the local community or beyond

This is a unique leasing opportunity in a high-demand area. Whether you're looking to expand your retail operations or need vehicle storage space with office functionality, this property provides the flexibility and location you need.

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PARCEL MAP



FOR MORE INFORMATION, CONTACT:

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