



Commercial Building | Investment Opportunity Available FOR SALE

201 California Avenue • Bakersfield, CA

\$445,000



Property Highlights

- 3,117 SF multi-tenant retail/office building with frontage on California Avenue near Union Avenue intersection
- Large pylon sign on California Avenue with visibility from Union Avenue
- Centrally located in downtown Bakersfield
- More than 17,000 cars per day on California Avenue
- More than 31,000 cars per day at the intersection of Union and California Avenue

Dylan J. Lym • Associate • 661 885 6949 • dylan@asuassociates.com • CA RE #02103385

Barry G. Hibbard • Senior Vice President • 661 616 3590 • bhibbard@asuassociates.com • CA RE #01054317
11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

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FOR SALE

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AVAILABLE

Assessor's Parcel Map: 009-511-27

9-51

CALIFORNIA AVE. PARK TRACT NO. 2

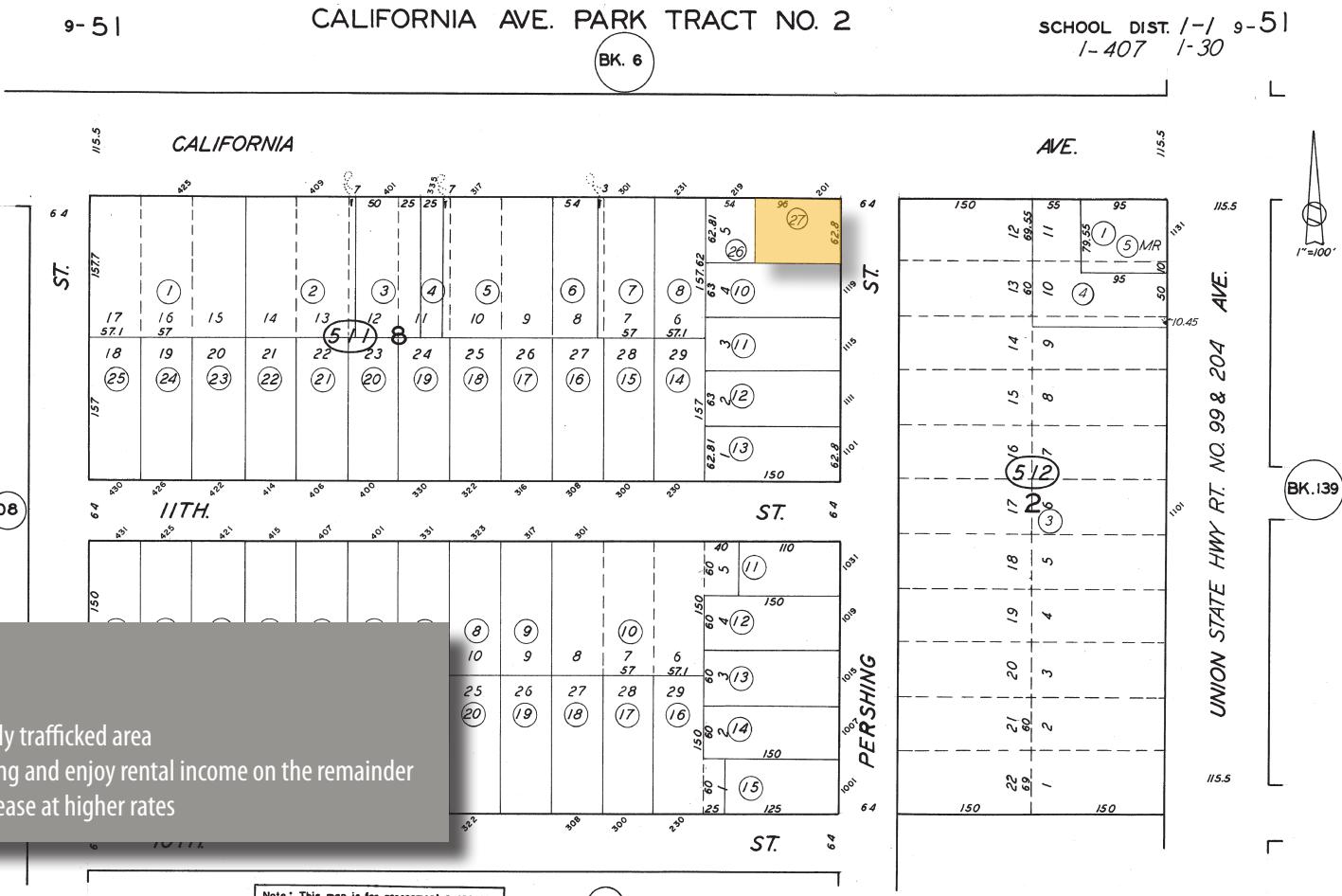
BK. 6

SCHOOL DIST. /-1 9-51
1-407 1-30



Property Details

- Located within an Opportunity Zone
- Opportunity for owner-user to enjoy high visibility in a heavily trafficked area
- Opportunity for owner/user to occupy a portion of the building and enjoy rental income on the remainder
- Opportunity for an investor to improve the property and re-lease at higher rates



**ASSESSORS MAP NO. 9 - 51
COUNTY OF KERN**

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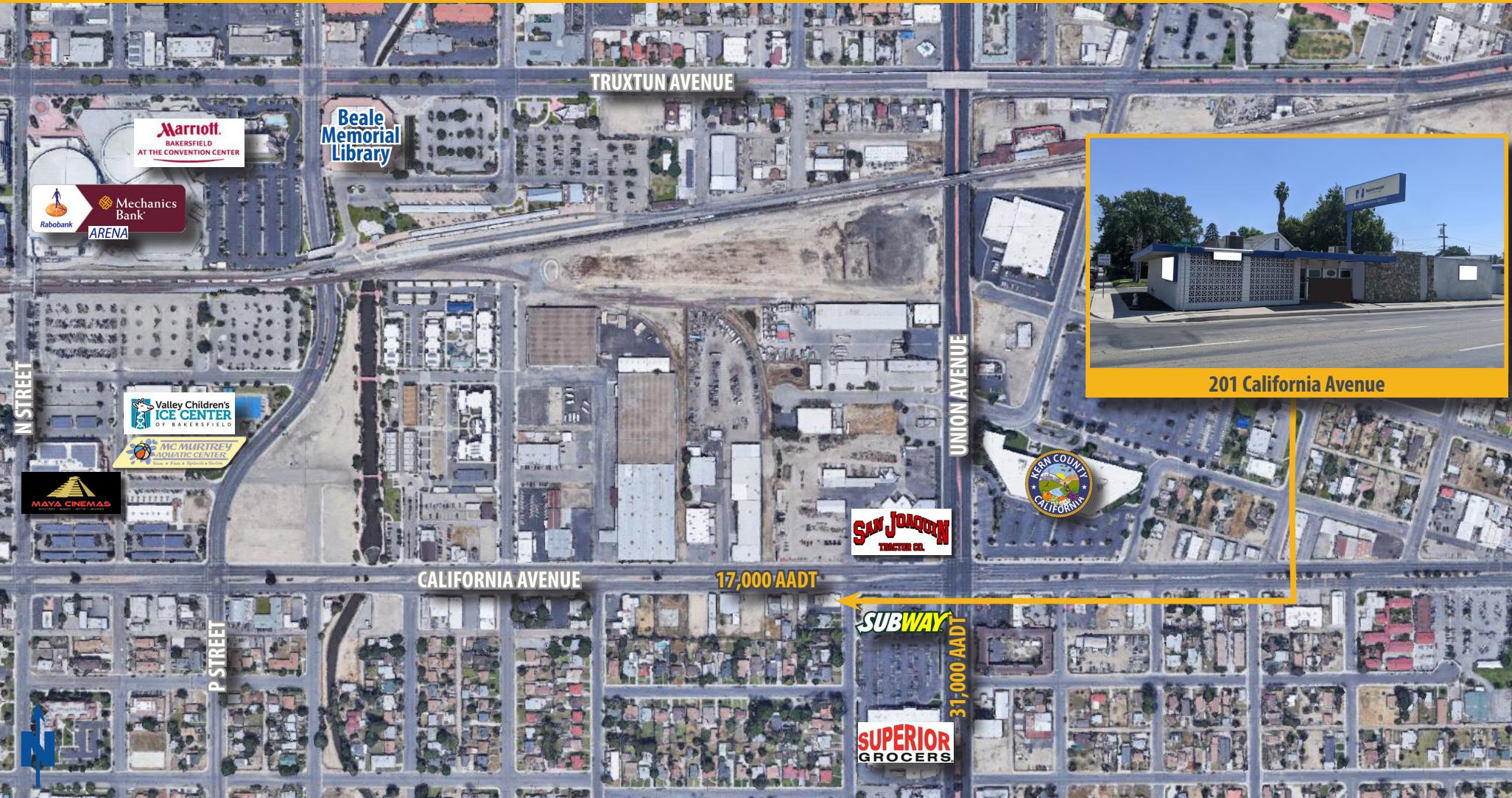
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Aerial Map



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