

Office Building **AVAILABLE**

2324
Truxtun Avenue
Bakersfield, CA

Property Features

- Converted residential property fronting Truxtun Avenue just east of A Street
- Large, well-lit monument sign on Truxtun Ave
- Remodeled interior with fresh, modern design
- Private Garage/Storage in the rear with alley access
- Direct access to second floor via outside stairwell can allow for possible multi-tenant occupancy
- Convenient access to the Westside Parkway & Hwy 99



Matthew E. Starr, SIOR, CCIM ▪ Principal ▪ 661 616 3570 ▪ matthew@asuassociates.com ▪ CA RE #01367855
Dylan J. Lym ▪ Vice President ▪ 661 885 6949 ▪ dylan@asuassociates.com ▪ CA RE #02103385
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

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Office Building Available For Sale or Lease

Property Details | Floor Plan

2324 Truxtun Avenue - Bakersfield, CA

Converted residential property on Truxtun Avenue with large monument sign. Remodeled interior with high end finishes. The building features three office/exam rooms, conference room, open office area, restroom and break area on the ground floor with three large executive offices and a spacious restroom on the second floor. Interior could be divided to accommodate multiple tenants. Security system installed and private garage behind the building. Convenient access to the West side Parkway and Hwy 99. On-site parking as well as an abundance of nearby street parking.

Property Details

- Recently remodeled interior and exterior with fresh, modern design
- Large, well-lit monument sign on Truxtun Avenue
- Private garage/storage in the rear with alley access
- Direct access to second floor via outside stairwell can allow for possible multi-tenant occupancy
- Convenient access to the Westside Parkway and Highway 99

Listing Details

- **Available Space** 2,676 SF
- **Rental Rate** \$1.60 per RSF Per Month, Modified Gross

Offering Terms

- **Sale Price** \$550,000.00



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

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Exterior Property Photos

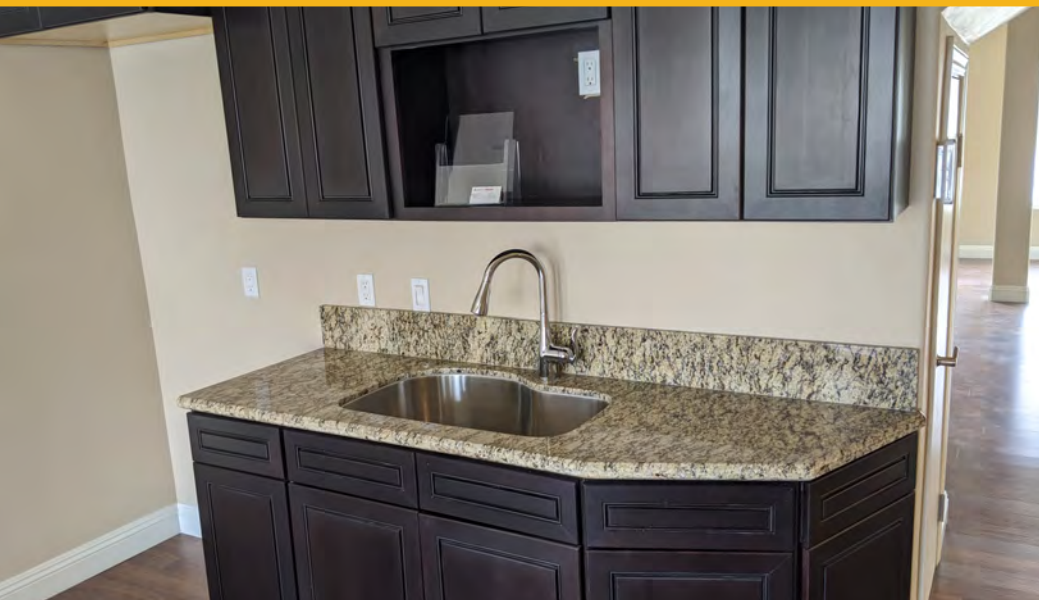
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Interior Property Photos

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Aerial Map

2324 Truxtun Avenue - Bakersfield, CA

