

For Sale | +/- 9,700 SF | \$1,695,000

# Professional Office Building in Downtown Bakersfield

2611 F St | Bakersfield, CA 93301

**Contact Us:**

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## Property Details:

<b>Address</b>	2611 F St Bakersfield, CA 93301
<b>Building Size</b>	+/- 9,700 SF
<b>Zoning</b>	C-2 (Commercial) in the City of Bakersfield
<b>Built</b>	1953 (Remodeled in 2013)

## Property Description:

This building is centrally located in the heart of Downtown Bakersfield, at the northwest corner of F street and 26th Street. The property is close to Adventist Health Hospital as well as other retail, professional and medical offices, shops and restaurants.

The contemporary design gives a unique feel to the building. The layout will accommodate many uses such as retail and general office. Parking is shared with other buildings in the Westchester Parking Association and is on a first come first serve basis.

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## Sales Price:

\$1,695,000 (\$174/SF)

## Available:

**First Floor:** +/- 7,850 SF

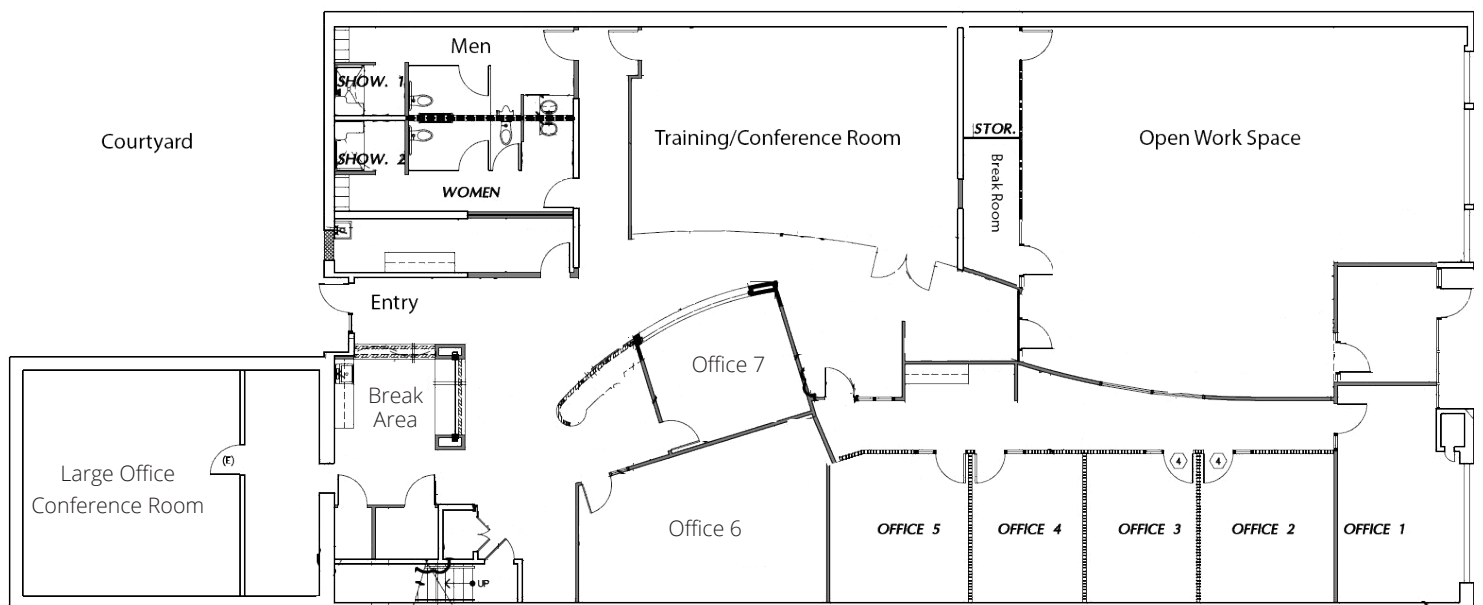
**Second Floor:** +/- 1,850 SF

**Total Building Size:** +/- 9,700 SF

## Property Highlights:

- An approximately 9,700 SF professional office building.
- Conveniently located in Downtown submarket.
- Building was remodeled in 2013.
- Excellent exposure with F Street frontage.
- Building signage available.
- Abundant amount of parking provided by the Westchester Parking Association.
- Near public transportation.
- Well below replacement cost.
- Great owner/user opportunity with limited like-kind product available.
- Zoning allows for multiple uses such as medical, professional, and retail users

# Floor Plan - First Floor



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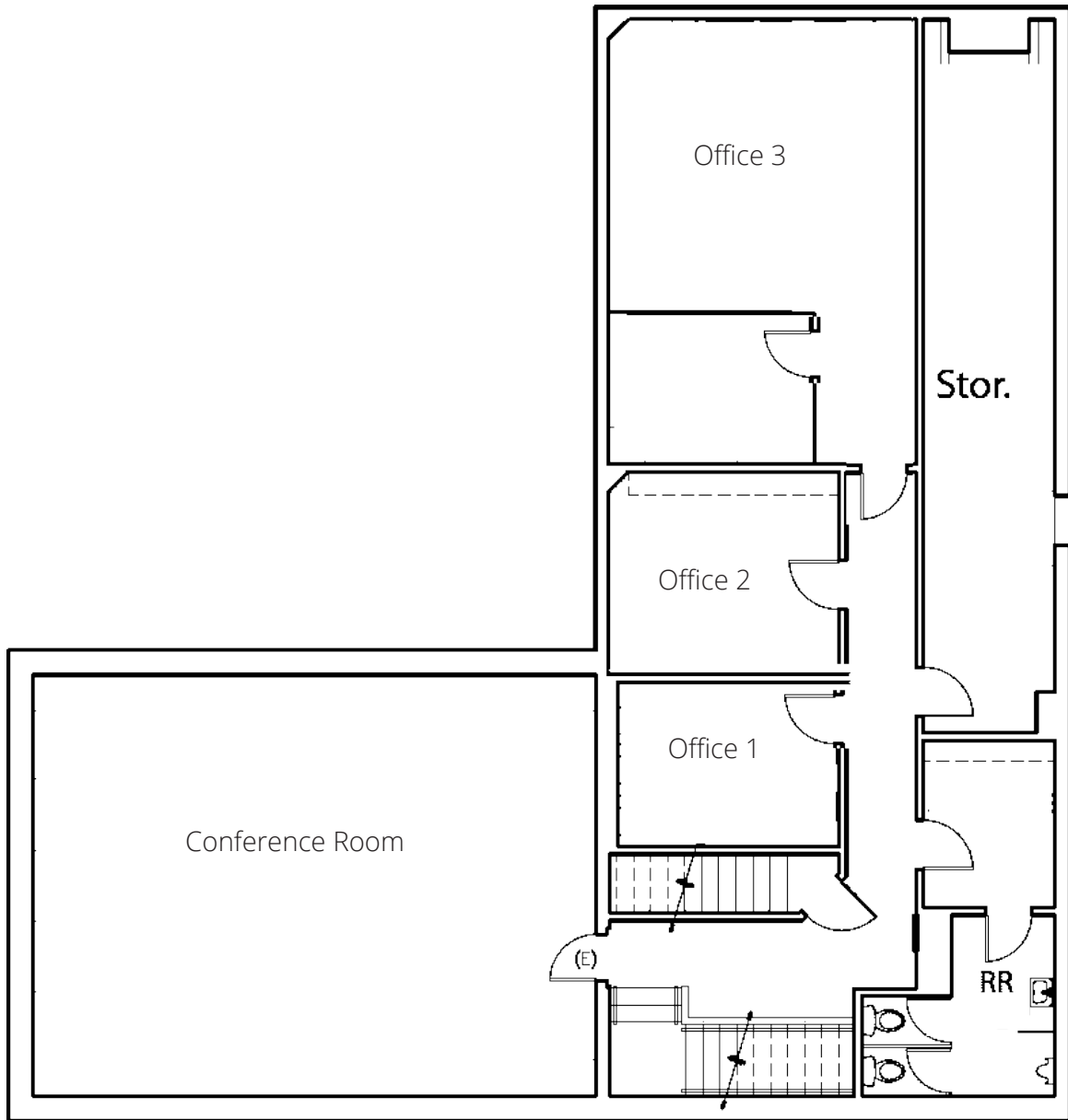
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# Floor Plan - Second Floor



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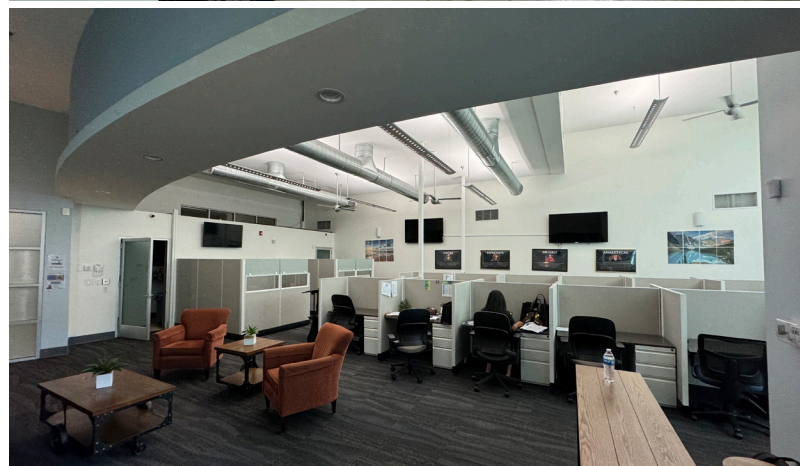
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# Photos



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# Location



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