

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: \$4,195,000.00**
- **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

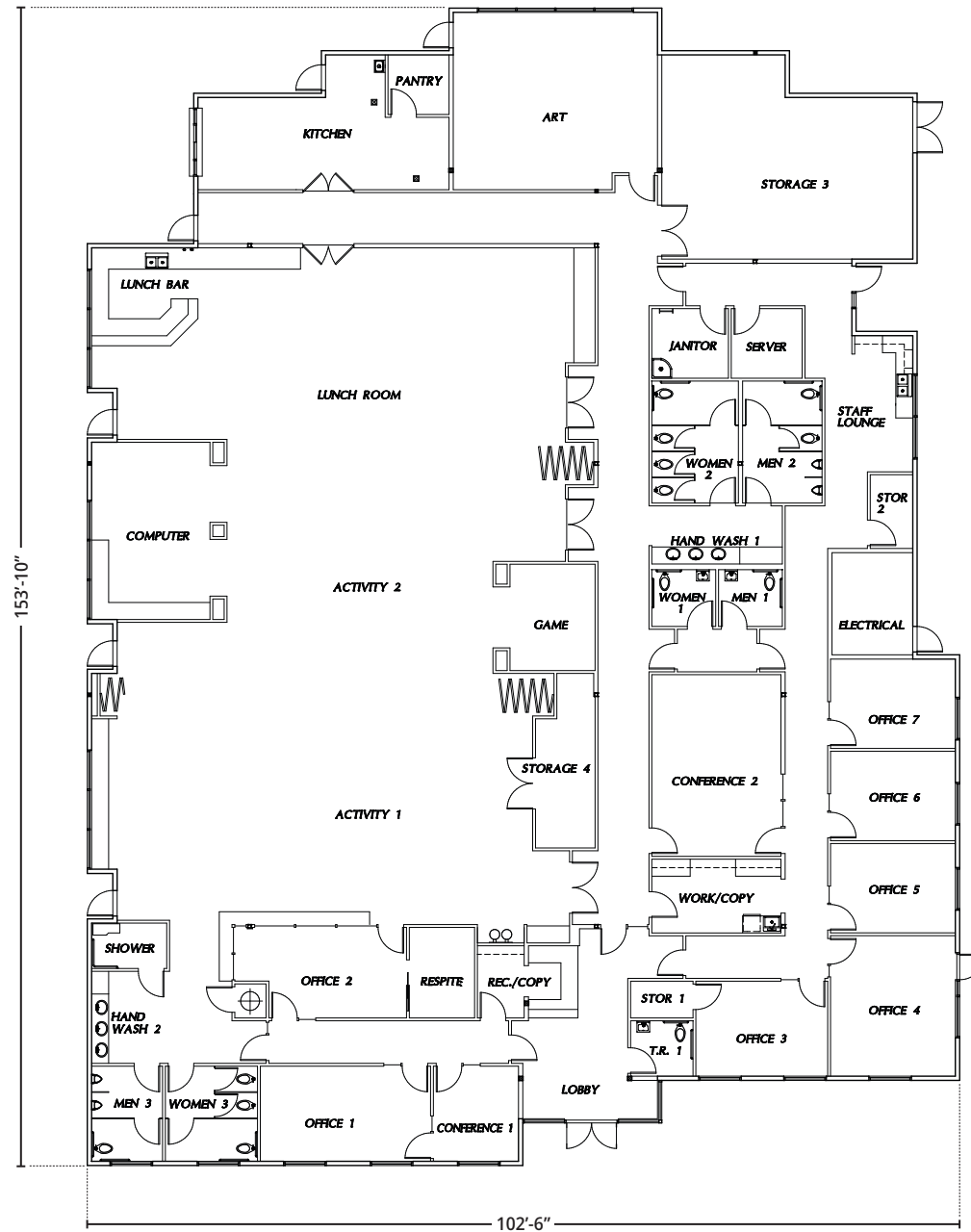
Campus Park Dr



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