

FOR SALE

NEC- HWY 184 @ KERRNITA RD. BAKERSFIELD, CA | M-1 ZONED LAND | 1.04 ACRES

\$550,000



CONTACT:

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~~\$750,000~~
\$550,000

KERRNITA RD



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CONTACT:

HWY 184 / WEEDPATCH HWY

HWY 184 / WEEDPATCH HWY

CALIFORNIA
184

HWY 184 @ KERRNITA RD BAKERSFIELD, CA

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PROPERTY HIGHLIGHTS:

- 1.04 Acres
- M-1 PD, Industrial Zoned Land
- COUNTY OF KERN
- APN# 177-140-80-3
- HIGH VISIBILITY CORNER
- HIGH TRAFFIC CORRIDOR | HWY 184
- POSSIBLE LEFT-IN ACCESS, DI MILLER DR
- +/- 454 SF OF HWY 184 FRONTAGE
- IMMEDIATE ACCESS TO FUEL, HOTELS, & QSR'S
- KERN COUNTY ZONING ORDINANCES:

<https://psbweb.kerncounty.com/planning/pdfs/KCZ0July2025.pdf>

PRICE: ~~\$550,000~~ \$750,000 (\$12.14psf)



Trade Area Overview



E. BRUNDAGE LN

E. BRUNDAGE LN



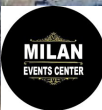
44,705 CPD 



HWY 184 / WEEDPATCH HWY

HWY 184 / WEEDPATCH HWY

KERRNITA RD



SUBJECT SITE



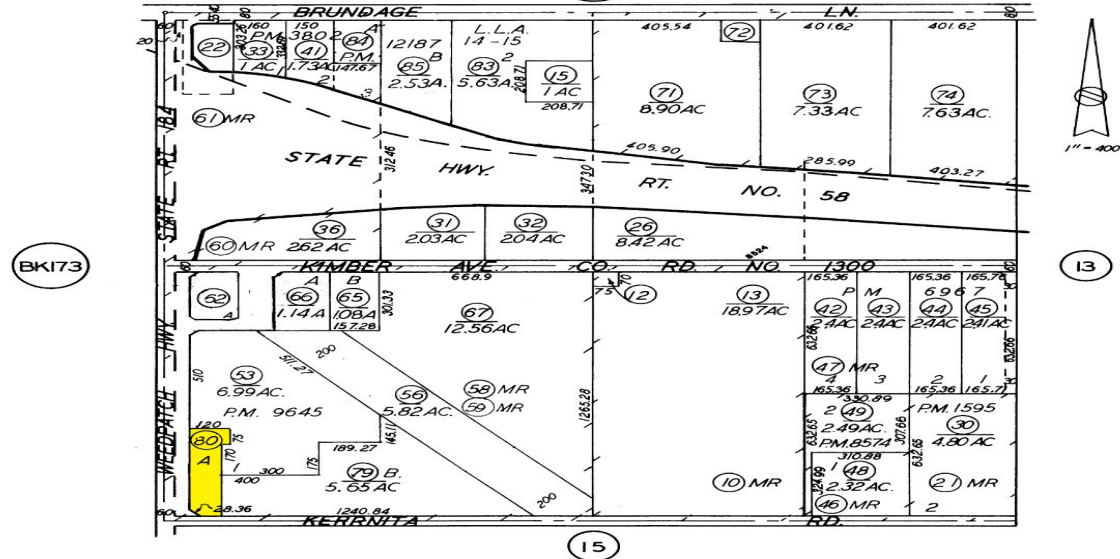
APN# 177-140-80-3

6 T.30 S.R.29 E.

SCHOOL DIST.

68-10
68-12
68-26
68-40

177-14



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 177-14
COUNTY OF KERN

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