

For Sale or Lease | +/- 3,013 SF

Newly Renovated Multi-Tenant Office Building

1727 16th St | Bakersfield, CA 93301

Contact Us:

Jason Alexander

Senior Vice President | Principal
License No. 01360995
+1 661 631 3816
jason.alexander@colliers.com

Cameron Mahoney

Senior Vice President | Principal
License No. 01937802
+1 661 631 3814
cameron.mahoney@colliers.com

Colliers International

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield

REDUCED SALES PRICE!!





Sales Price:

REDUCED!! \$625,000 ~~\$675,000~~

Lease Rate:

\$995/mo.

Property Description:

1727 16th St is an approximately 3,013 SF single-story, multi-tenant general office building. Conveniently located at the southeast corner of 16th St and G St in the downtown Bakersfield submarket, the property is in close proximity to Dignity Health Mercy Hospital Downtown and is surrounded by office, medical, retail, and restaurants. This property presents a prime opportunity for an owner-user to occupy a portion of the space while generating rental income from other tenants.

Improvements Installed in August 2024:

- 3 of 6 HVAC units were replaced.
- New roof
- Parking lot patched, slurry coated, and striped
- New drought tolerant landscaping in flowerbeds with rock.

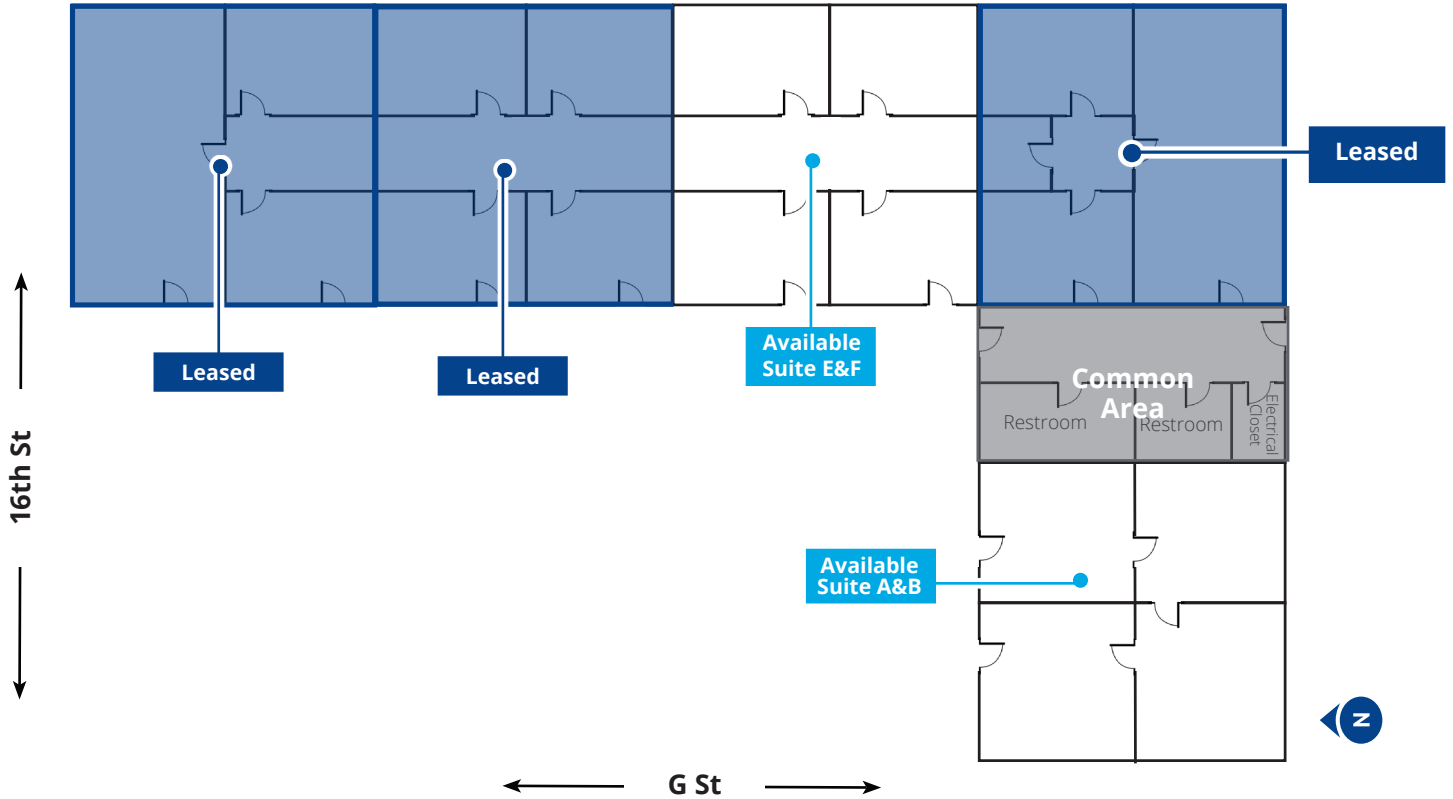
Property Details:

Address	1727 16th St Bakersfield, CA 93301
Building Size	+/- 3,013 SF
Lot Size	+/- 0.20 AC
Zoning	C-C (Commercial Center) in City of Bakersfield
Built	1973 (Updated in 2024)

Property Highlights:

- Building consists of five (5) individual suites containing +/- 580 SF each.
- Exterior suite entrances from parking lot.
- Three (3) suites are leased.
- Two (2) suites are vacant.
- Flexible lease terms to allow owner to occupy space as needed.
- Each suite is separately metered for electric and gas.
- Total monthly gross rent is \$2,985
- Common Restrooms.
- 11 onsite parking spaces plus abundant street parking.

Floor Plan



Suite #	Tenant	SF
A&B	Available	580
C&D	Nails & Spa	580
E&F	Available	580
G&H	Counseling Office	580
I&J	Counseling Office	580
Common Area	-	113
Total		3,013

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Photos



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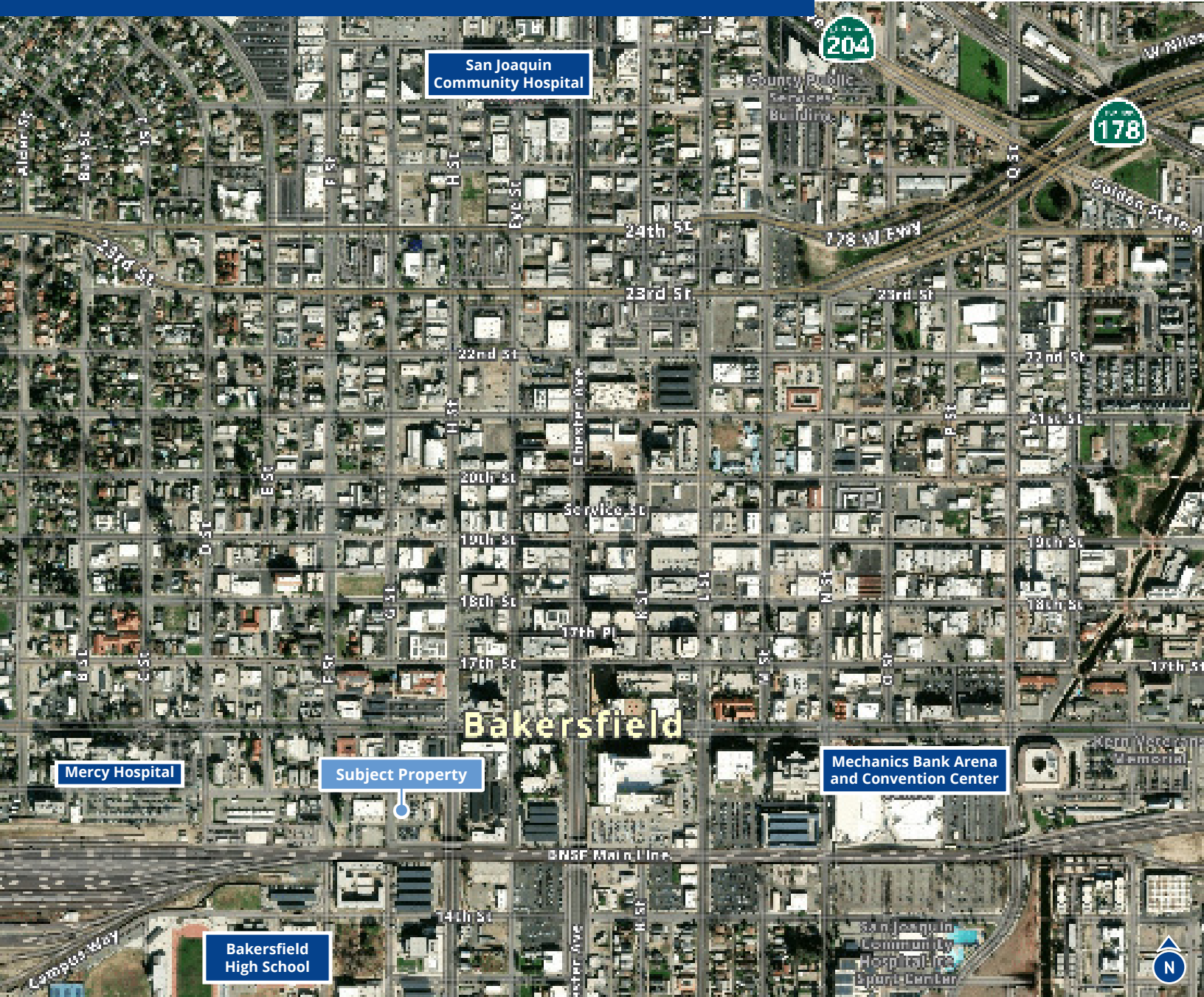
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Location



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