



# FOR SALE | HIGHLY IMPROVED FLEX BUILDING

## 3212 Mt Pinos Way, Frazier Park, CA 93225

**Sale Price: \$995,000 | +/- 3,960 SF Building | 14,374 SF Land Area**



### CONTACTS:



#### Dean Cox

Senior Vice President | DRE #01331788  
Office: 661.295.9300  
Cell: 661.644.6120  
dean@crissmancommercial.com



#### Aaron Avila

Senior Vice President | DRE #02037778  
Office: 661.295.9300  
Cell: 661.993.9873  
aaron@crissmancommercial.com

## 3212 Mt Pinos Way Frazier Park, CA 93225

APN# ..... 255-333-20-00-3  
 County ..... Kern County  
 Zoning ..... C-1  
 Structure Size ..... 3,960 SF  
 Year Built ..... 2006  
 Workshop ..... Approx. 2,500 SF  
 Restrooms ..... 3 Restrooms  
 Roll Up Doors ..... Ground Level (3) : 12'-13' x 16'-18' ft.  
 HVAC ..... 100% HVAC  
 Power ..... 200 amps; 120 & 220 circuits  
 Tenants ..... Owner Occupied

**Sale Price: \$995,000**



Spectacularly built out Butler Steel commercial building with approximately 2,500 square feet of clear span workspace and approximately 950 square feet of upstairs living area. 3 sides have roll up doors that vary in width from 12 to 13 feet and heights of 16 to 18 feet.

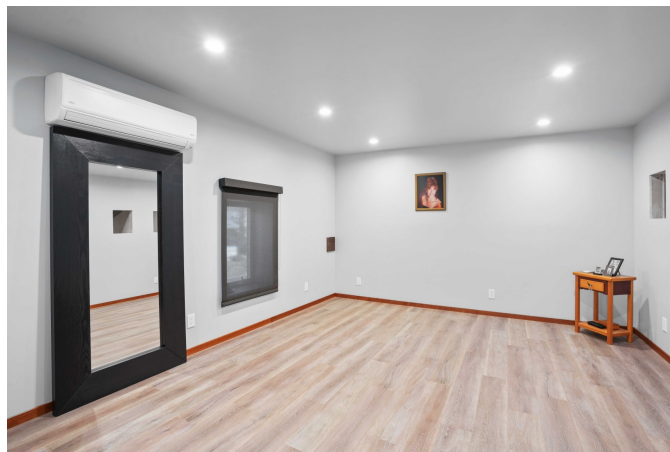
The entire building is fully insulated and is also served by a full HVAC system. The living areas with feature bathrooms and multiple rooms that could be used as rental spaces, a showroom or offices. The space that could be used as a showroom has a roll up door leading to the interior shop space. The interior main wall and roll ups are fire rated and protect the living and office areas. 200 amp power with both 120 and 220 circuits and several ceiling power drops. A two car, drive through garage opens to the shop with an interior roll up door.

The land parcel is approximately 14,374 square feet and features two rolling gates that front the road, one of which is a powered gate. A concrete deck is at the rear of the building. The parking area is fully paved and the entire property is fully fenced with protective bollards along the building exterior. Other features include a Voglzang wood stove, and owned Culligan soft water system, a whole building central vac, insulated water lines, and an irrigation system.



# INTERIOR & EXTERIOR PHOTOS

**REMAX**  
COMMERCIAL



This information contained herein was obtained from sources deemed to be reliable; however Crissman Commercial Services and RE/MAX of Santa Clarita make no guarantees, warranties or representations as to the completeness or accuracy thereof. | CA DRE #01013938