

3700 AUBURN ST BAKERSFIELD, CA

For Sale

PRICE REDUCTION



Confidential Offering Memorandum





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OFFERING SUMMARY

Unique opportunity to acquire a commercial property located in the East Bakersfield submarket of Kern County, California. Situated at the southeast corner of Columbus Street and Auburn Street, with convenient access to/from Hwy 178 via Oswell Street. Minutes away from the new City Lights development

Perfect for investors or owner-user looking for a commercial real estate opportunity in a growing Central Valley market.

±10,775 SF
BUILDING

2.47 Acres
LOT SIZE

C-2 Zoning
CITY OF BAKERSFIELD

383-280-13
APN

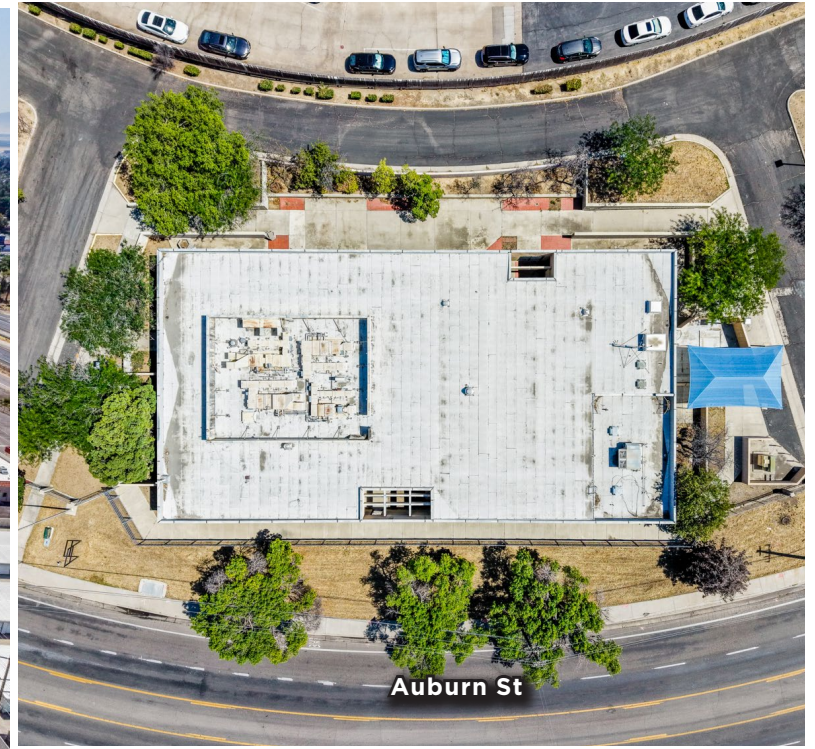
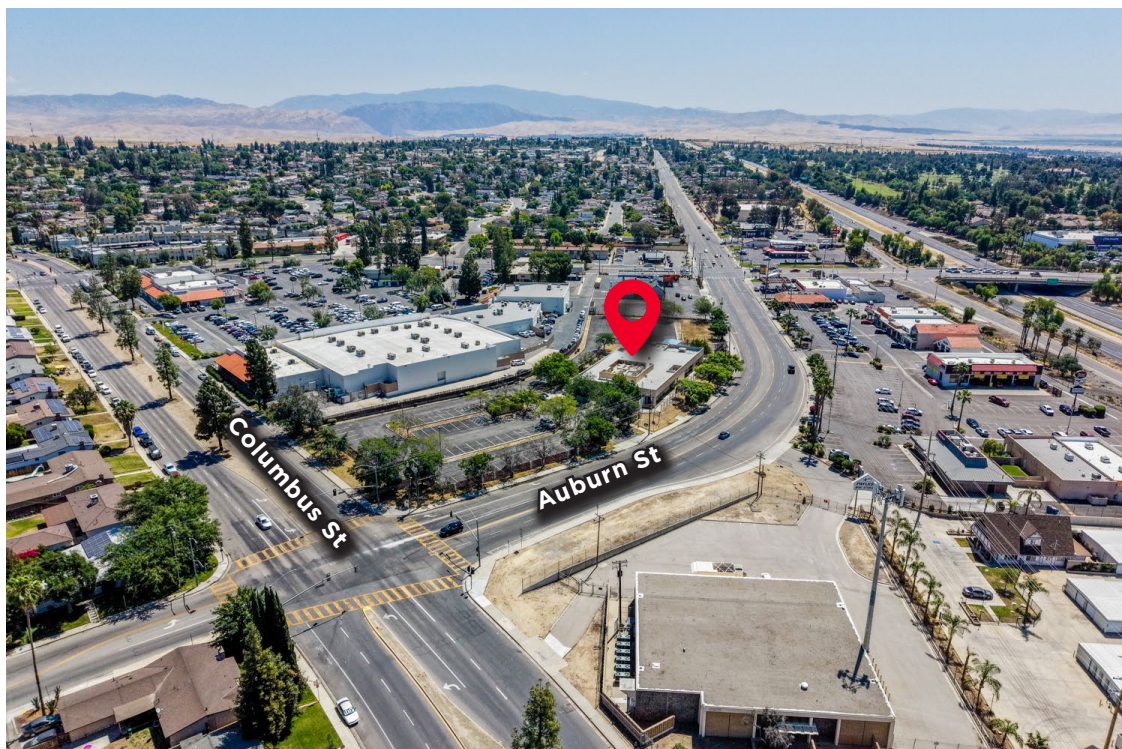
~~\$2,395,000~~
\$2,250,000
ASKING PRICE

PROPERTY OVERVIEW

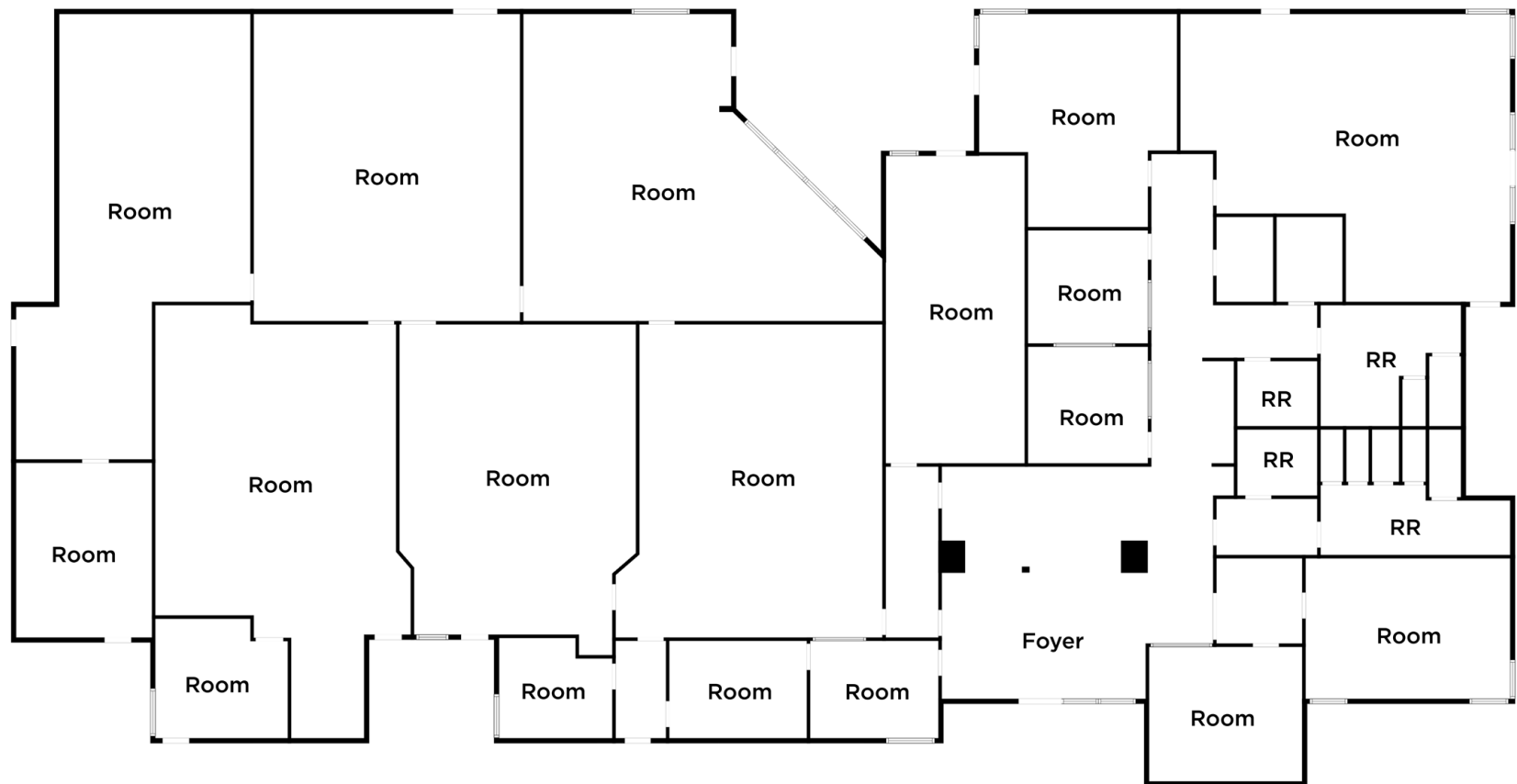


HIGHLIGHTS

- Easy access to/from Hwy 178 via Oswell Street
- Down the street from the new City Lights development
- Close proximity to a number of amenities—eateries, retail shopping and convenience stores, banks, gas stations, and more
- Former community school site



FLOOR PLAN



MARKET OVERVIEW



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