

FOR SALE > OR LEASE > MEDICAL OFFICE CONDOMINIUM

# SAN DIMAS SQUARE

3535 SAN DIMAS STREET, BAKERSFIELD CA 93301



## LOCATION:

3535 San Dimas Street, Suite 14, is an approximately 1,290 s.f. medical office condo building, located in the San Dimas Square Association, which is located on the northwest corner of San Dimas Street and 34th Street.

## DESCRIPTION:

- An approx. 1,290 s.f. medical office condominium
- Located adjacent to Dignity Health Memorial Hospital
- Building was completely renovated in 2007 and is currently vacant
- Perfect building for an owner/user
- Priced well below replacement cost
- Building features a conventional medical office floor plan
- Suite includes waiting room, reception area, three (3) exam rooms, four (4) restrooms and a doctor's office
- Door step parking to the back of doctor's office door
- Shared parking in the San Dimas Square Association

## SALES PRICE:

\$160,000.00 (\$124.00 per s.f.)

## LEASE RATE:

\$1.45 per s.f. Modified Gross  
Excluding utilities & janitorial

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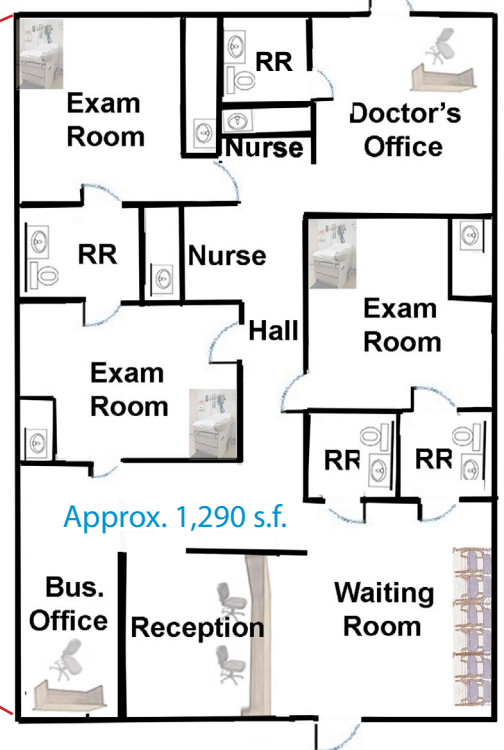
San Dimas Square



Dignity Health Memorial Hospital



Medical Condo / Suite 14



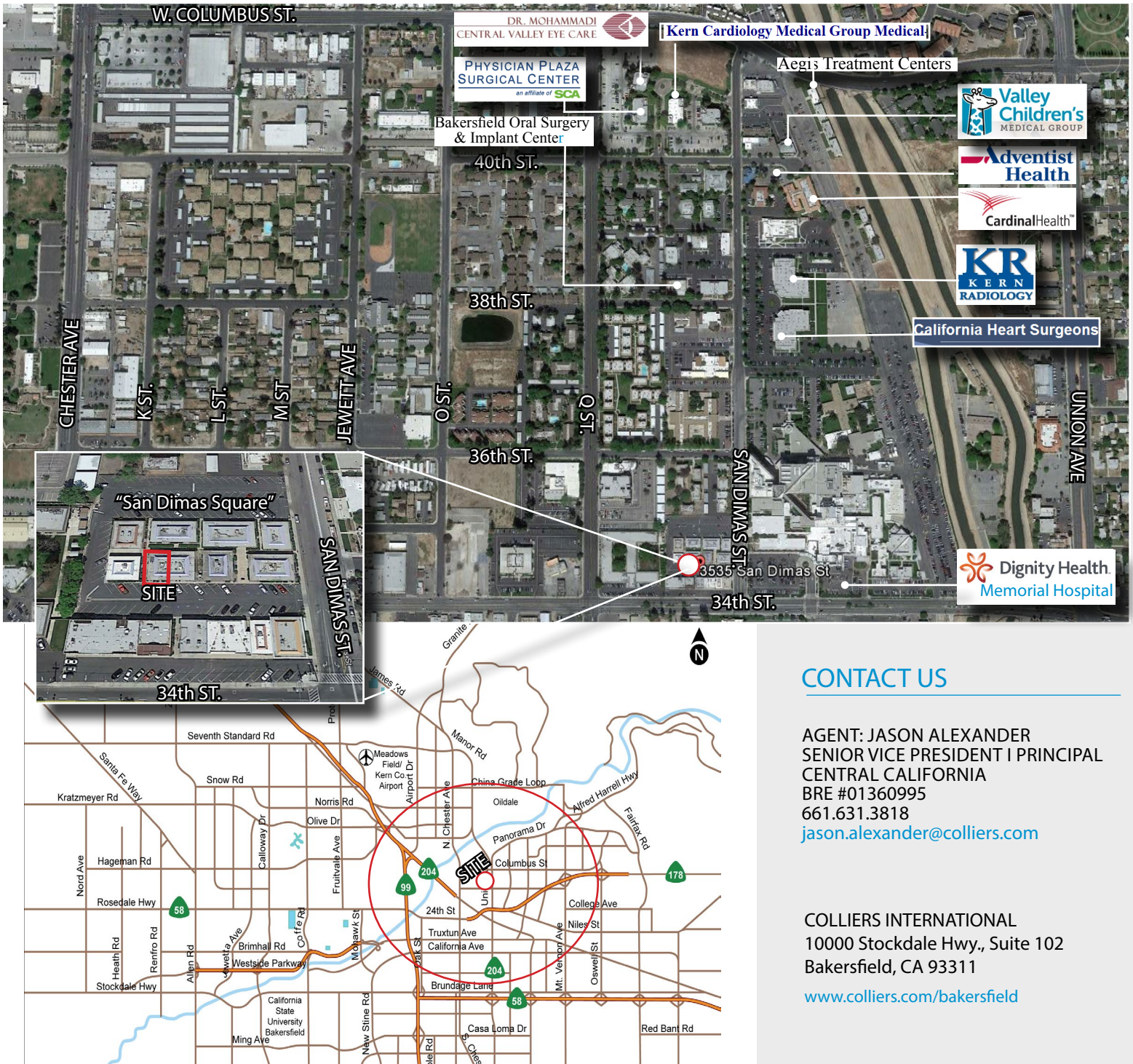


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AERIAL:



## CONTACT US

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