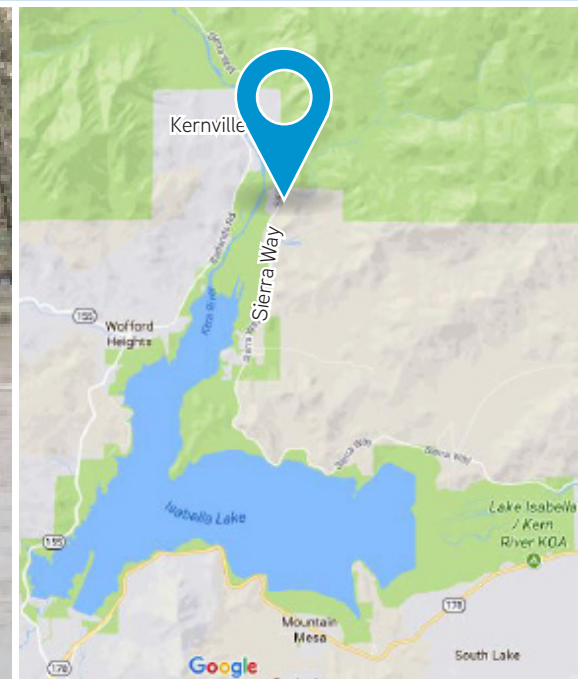


FORMER CHURCH FOR SALE

11876 Sierra Way
Kernville, California



PROPERTY

The subject site is a former church facility located on 13,592 square feet of CH-Commercial Highway zoned land in the mountain community of Kernville, California. It is comprised of two separate buildings totaling an approx. 2,952 square feet. Improvements include classrooms, offices, main sanctuary and kitchen. It's zoning allows for a variety of uses including gas stations, restaurants and motels.

HIGHLIGHTS

- › +/- 2,952 SF FORMER CHURCH FACILITY
- › +/- 13,592 SF PARCEL
- › ZONED CH-COMMERCIAL HIGHWAY IN KERN COUNTY
- › EXCELLENT HIGHWAY LOCATION
- › CONVENIENT INGRESS/EGRESS
- › AVAILABLE NOW!

SALE PRICE

\$99,000.00

DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
Population:	107	2,625	3,951
Housing Units:	62	1,339	2,071
Employees:	43	1,027	1,540
Avg HH Income:	\$65,113	\$53,601	\$50,400

2016 estimates, Alteryx.com

AGENT: GARRET TUCKNESS, CLS
SENIOR VICE PRESIDENT |
CENTRAL CALIFORNIA
DIR: 661.631.3811
LICENSE NUMBER 01323185
garret.tuckness@colliers.com

AGENT: JJ WOODS, CLS
SENIOR VICE PRESIDENT |
CENTRAL CALIFORNIA
DIR: 661.631.3807
LICENSE NUMBER 01420570
jj.woods@colliers.com

COLLIERS INTERNATIONAL
10000 Stockdale Hwy., Suite 102
Bakersfield, CA 93311
www.colliers.com/bakersfield

FORMER CHURCH

11876 Sierra Way
Kernville, California



Site Details

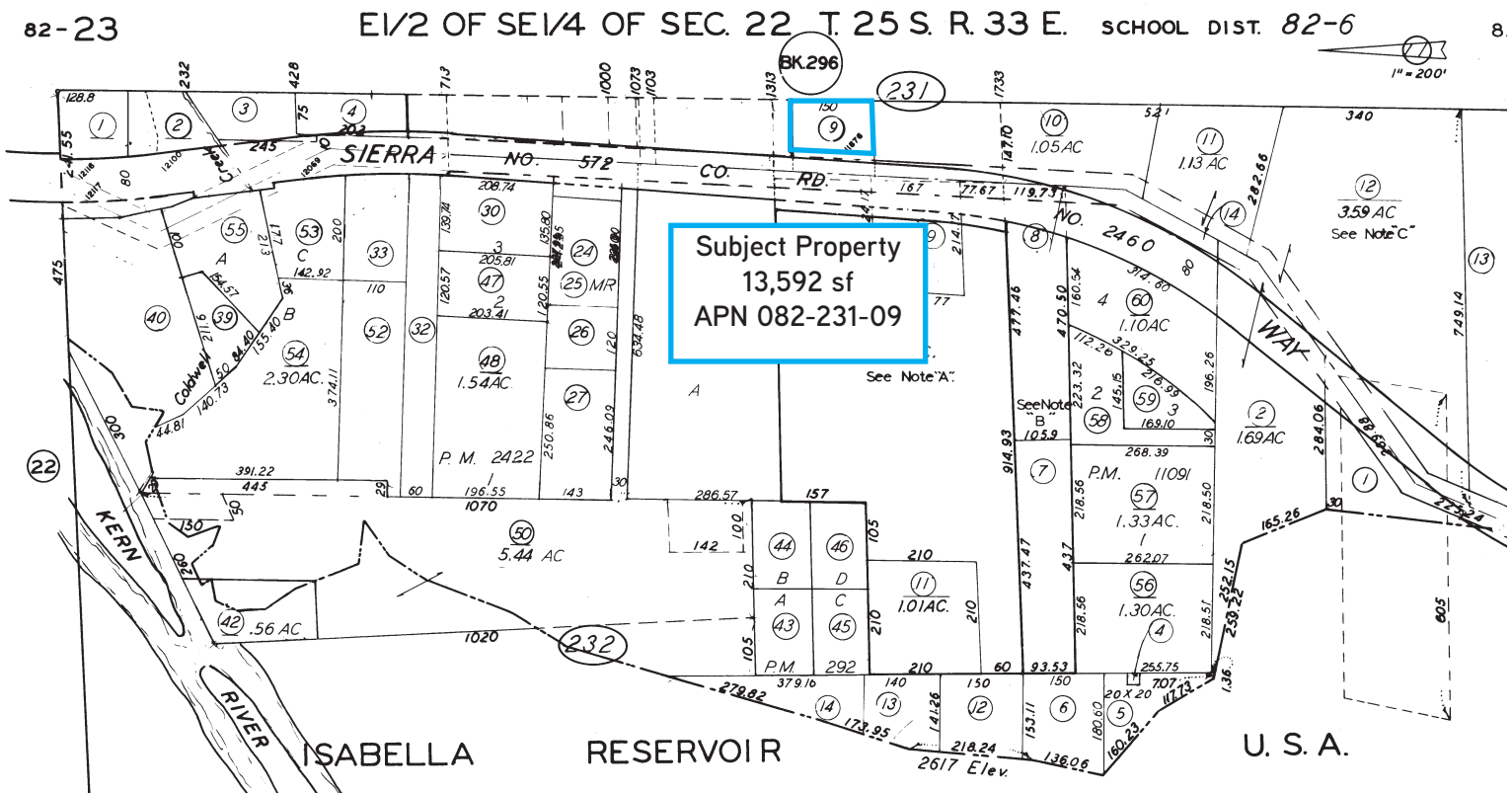
Property Address:	11876 Sierra Way, Kernville, California 93238
Site Area:	13,592sf; APN 082-231-09
Improvements:	Former church facility
Zoning:	CH - Commercial Highway in the County of Kern
Building Area:	Bldg A: 1,320sf Bldg B: 1,632sf Total: 2,952sf
Sale Price:	\$99,000.00

ABOUT KERNVILLE, CALIFORNIA

Kernville has a large tourist industry centered on the white water rapids of the Kern River. While white water rafting and kayaking are the main attractions, one can also enjoy mountain biking, rock climbing, and other outdoor activities.

Fly fishing is also popular; in particular, the golden trout is highly sought after for catch and release fishing. Downtown Kernville has an Old West look and contains a number of restaurants, antique shops and motels. The Kern Valley Museum houses a collection of historical items and displays. Popular restaurants include Ewing's on the Kern, which has offered fine dining and scenic views in Kernville since 1954, and the award-winning Kern River Brewing Company, founded in 2005.

The nearby Kern Valley Airport is a popular general aviation destination for pilots, with on-site services including riverside camping and restaurant. wikipedia.com



Contact Us

AGENT: GARRET TUCKNESS, CLS
SENIOR VICE PRESIDENT |
CENTRAL CALIFORNIA
LICENSE NUMBER 01323185
661 631 3811
garret.tuckness@colliers.com

AGENT: JJ WOODS, CLS
SENIOR VICE PRESIDENT |
CENTRAL CALIFORNIA
LICENSE NUMBER 01420570
661 631 3807
jj.woods@colliers.com

COLLIERS INTERNATIONAL
10000 Stockdale Highway
Suite 102
Bakersfield, CA 93311
www.colliers.com/bakersfield