

FOR SALE > FULLY LEASED MEDICAL OFFICE INVESTMENT

2019 21st STREET, BAKERSFIELD, CA 93301



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## PROPERTY INFORMATION

2019 21st STREET, BAKERSFIELD, CA 93301

**2019 21st Street** is an approximately 2,856 SF medical office building, situated on an 8,418 SF lot. Built in 1973 and completely renovated in 2002, the building is in excellent condition. Exterior walls are primarily stucco, except the front of the building is brick with windows. Interior is improved with normal medical office improvements and can be divided into two (2) separate suites, if desired.

### AVAILABLE

2,856 SF fully leased medical office building.....\$475,000.00

### HIGHLIGHTS

- > An approx. 2,856 SF free standing, medical office building
- > Located in Downtown Bakersfield near Dignity Health Mercy Downtown Hospital and Adventist Health Bakersfield
- > Eight (8) private spaces and five (5) are covered
- > Building features a conventional medical floor plan
- > Fully leased to an Internal Medicine Physician
- > Actual cap rate of 9.04%
- > Lease expiration of September 30, 2019
- > Modified Gross Lease where tenant pays for utilities and janitorial in addition to base rent



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# FOR SALE > FULLY LEASED MEDICAL OFFICE INVESTMENT PROFORMA > PARKING LOT PHOTOS

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## PROFORMA

INCOME	SIZE (SF)	PRICE/ SF	\$ MONTHLY	\$ ANNUAL
Suite A	2,856	\$1.50	\$4,284.00	\$51,408.00
EXPENSES	ANNUAL			
Building Insurance	\$2,000.00			
Real Estate Taxes	\$5,245.00			
Maintenance	<u>\$1,200.00</u>			
<b>Total Expenses</b>	<b>\$8,445.00</b>			
Net Operating Income	\$42,963.00			
Cap Rate	9.04%			
Value	\$475,000.00			
Price per SF	\$166.32			

## PARKING LOT PHOTOS



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# FOR SALE > FULLY LEASED MEDICAL OFFICE INVESTMENT SITE AND FLOOR PLANS

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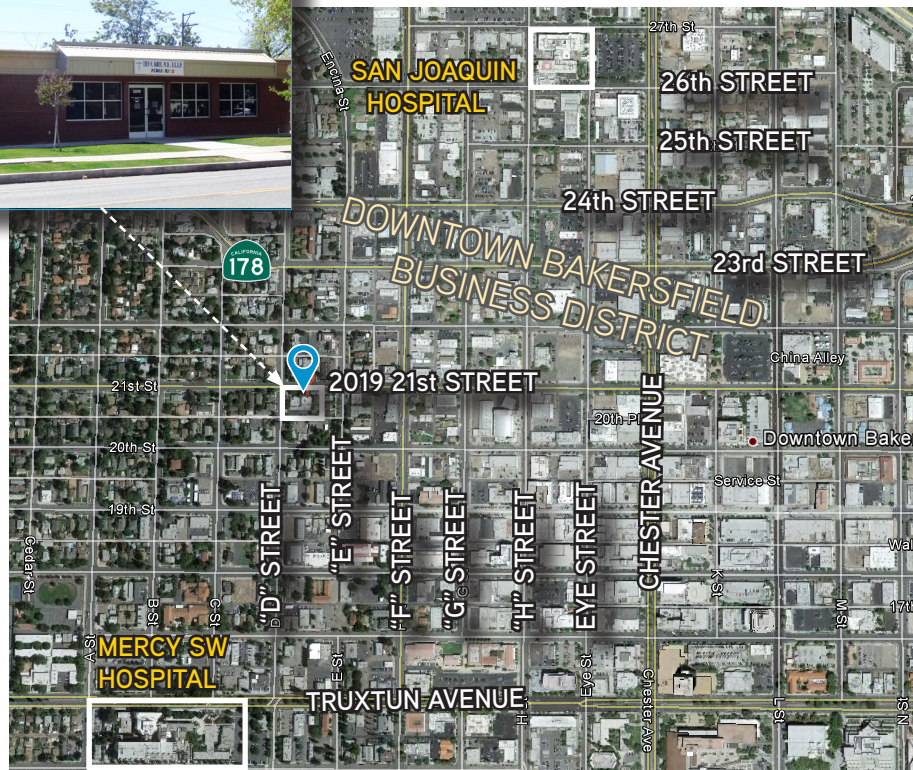
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# FOR SALE > FULLY LEASED MEDICAL OFFICE INVESTMENT AERIAL AND LOCATION MAP

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## CONTACT US

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