

FOR SALE & LEASE

MULTI-TENANT OFFICE / RETAIL BUILDING

4701-4711 WILSON ROAD, BAKERSFIELD, CA 93309



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PROPERTY INFORMATION

4701-4711 WILSON ROAD, BAKERSFIELD, CA 93309

4701-4711 Wilson Road is a two-story, free standing multi-tenant office/retail building located on the southeast corner of Stine Road and Wilson Road, just south of Ming Avenue. This location is surrounded by a mix of office and retail businesses.

AVAILABILITY

Building Size: Approximately 6,540 SF multi-tenant building

Lot Size: .38 acres (16,553 SF)

APN: 441-381-01

Zoning: C-1, City of Bakersfield

HIGHLIGHTS

- › Two-story, multi-tenant office/retail building
- › Great owner user opportunity
- › Low owner user occupancy cost due to existing rental income
- › Offers excellent exposure and visibility
- › Building and monument signage available
- › Utilities are separately metered
- › On-site parking, plus street parking

LEASE RATE

1st Floor Suite 4705.....1,215 SF....\$1.00/SF Gross

1st Floor Suite 4711..... 700 SF....\$1.00/SF Gross

2nd Floor Suites 4703 & 4707.....2,097 SF....\$.85/SF Gross

SALE PRICE

\$755,000 (\$115/SF)

*Below replacement cost

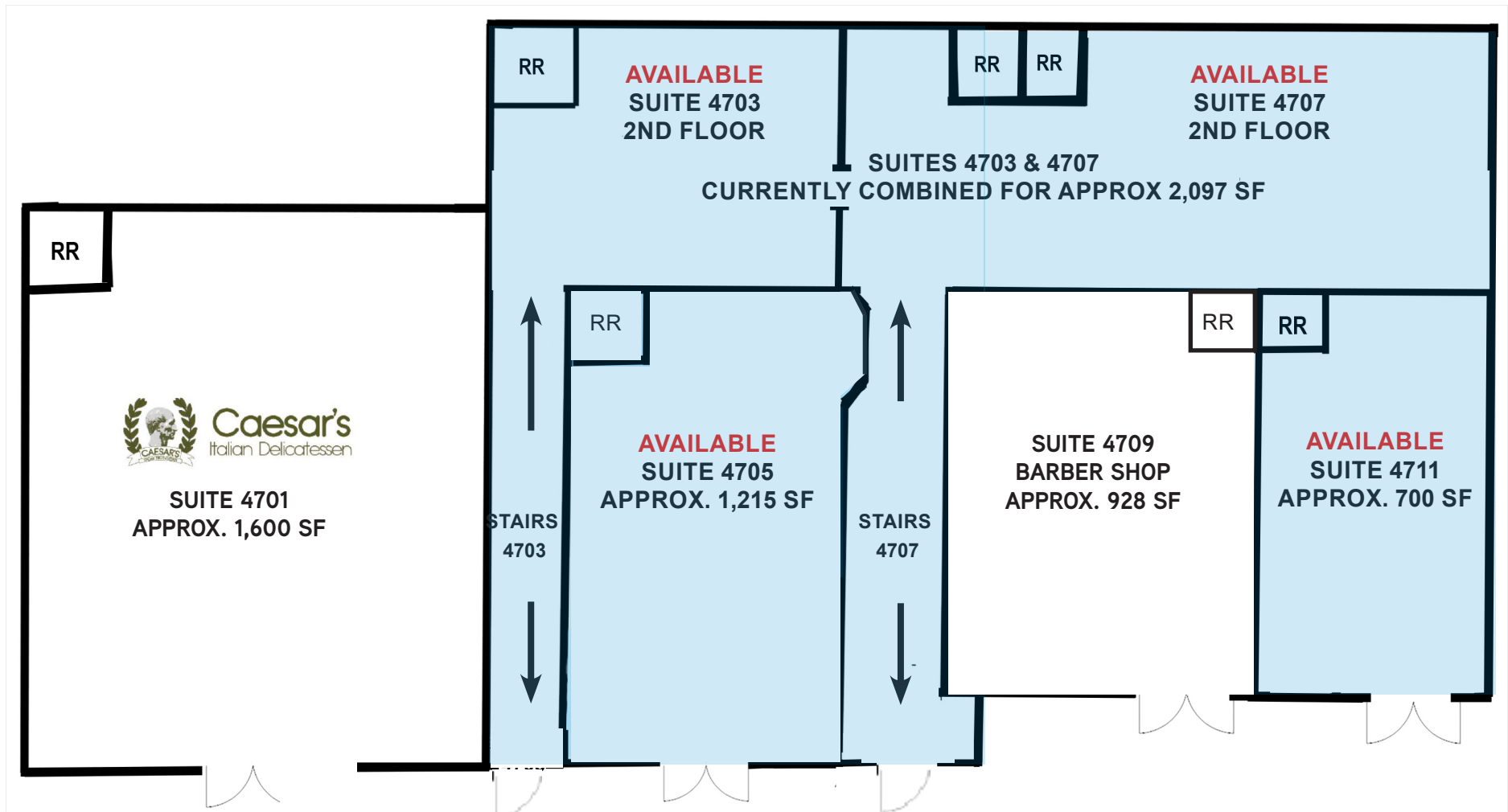


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MULTI-TENANT OFFICE / RETAIL BUILDING

FLOOR PLAN

4701-4711 WILSON ROAD, BAKERSFIELD, CA 93309



- PLAN -
NOT TO SCALE

FOR SALE

MULTI-TENANT OFFICE / RETAIL BUILDING

PROFORMA > LOAN INFORMATION

4701-4711 WILSON ROAD, BAKERSFIELD, CA 93309

INCOME & EXPENSES

ADDRESS: 4701 - 4711 WILSON ROAD BAKERSFIELD, CA	
ACTUAL GROSS INCOME (3):	\$33,506
VACANCY:	
OPERATING EXPENSES:	
PROPERTY TAXES (2)	\$8,305
INSURANCE:	\$3,040
UTILITIES:	\$8,085
REPAIRS & MAINTENANCE:	\$15,726
GENERAL REPAIRS:	\$134
TOTAL EXPENSES	\$35,290
NET OPERATING INCOME:	-\$1,784
SALES PRICE:	\$755,000
PRICE PER SQUARE FOOT	\$115.44
SQUARE FEET - PER RENT ROLL	6,540

(1) BASED ON EXISTING VACANCY FOR ACTUAL AND 5% ON PROFORMA

(2) TAXES BASED ON 1.10% OF PURCHASE PRICE

(3) PROPERTY MANAGEMENT CALCULATED AT 5% OF ACTUAL GROSS INCOME

ACTUAL RENT ROLL

SUITE #	TENANT NAME	SF	\$/SF	"LEASE AMOUNT"	LEASE EXPIRATION
4701	GEORGE BAPTISTA	1,600	\$1.00	\$1,725.00	03/31/2022
4703 & 4707	VACANT	2,097	\$0.00	\$0.00	
4705	VACANT	1,215	\$0.00	\$0.00	
4709	JOSEPH RAMIREZ	928	\$1.15	\$1,067.20	05/31/2019
4711	VACANT	700	\$0.00	\$0.00	
	TOTAL SF	6,540			
	TOTAL MONTHLY			\$2,792.20	
	TOTAL ANNUAL			\$33,506.40	

CONVENTIONAL LOAN

CONVENTIONAL LOAN - 35% DOWN OWNER'S OCCUPANCY COST	
PURCHASE PRICE:	\$755,000
INITIAL INVESTMENT (35%):	\$264,250
1ST MORTGAGE (1)	\$490,750
ANNUAL DEBT SERVICE:	\$36,163
ANNUAL EXPENSES:	\$35,290
OWNERSHIP COSTS	\$71,453
GROSS INCOME:	\$33,506
OWNER'S NET COST	\$37,947.21
OWNER'S SUITE (VACANCY):	4,012 SF
\$/SF COST-ANNUAL	\$9.46
\$/SF COST-MONTHLY-ALL IN	\$0.79

(1) ANNUAL INTEREST RATE OF 5.5% AMORTIZED OVER 25 YEARS

SBA LOAN

SBA LOAN - 10% DOWN OWNER'S OCCUPANCY COST	
PURCHASE PRICE:	\$755,000
INITIAL INVESTMENT (10%):	\$75,500
1ST MORTGAGE (1)	\$679,500
ANNUAL DEBT SERVICE:	\$50,072
ANNUAL EXPENSES:	\$32,290
OWNERSHIP COSTS	\$85,362
GROSS INCOME:	\$33,506
OWNER'S NET COST	\$51,856
OWNER'S SUITE (VACANCY):	4,012 SF
\$/SF COST-ANNUAL	\$12.93
\$/SF COST-MONTHLY-ALL IN	\$1.08

(1) ANNUAL INTEREST RATE OF 5.5% AMORTIZED OVER 25 YEARS

***OWNER TO OCCUPY 51% OR MORE**

FOR LEASE > SUITE 4705

MULTI-TENANT OFFICE / RETAIL BUILDING

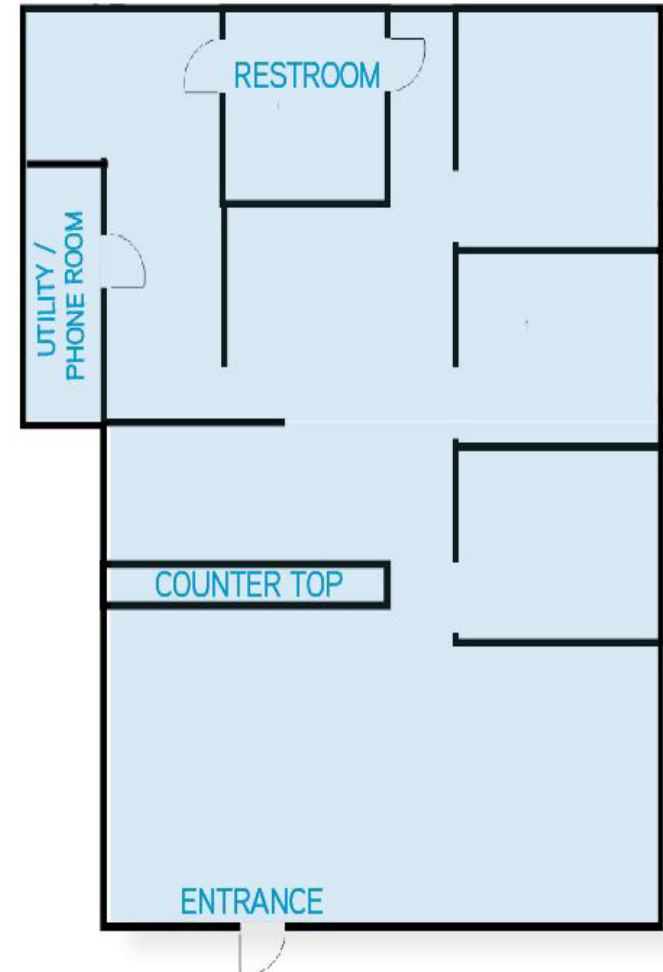
FLOOR PLAN AND INTERIOR PHOTOS

4701-4711 WILSON ROAD, BAKERSFIELD, CA 93309



FOR LEASE

SUITE 4705- APPROXIMATELY 1,215 SF



- PLAN -
NOT TO SCALE

FOR SALE & LEASE MULTI-TENANT OFFICE / RETAIL BUILDING AERIAL

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CONTACT US

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