COMMERCIAL LAND

6.51 ACRES FOR SALE

8200 Kern Canyon Road, Bakersfield, CA





LOCATION

The subject site is a 6.51 acre parcel located at the northeast corner of Kern Canyon Road and Morning Drive. It offers an excellent corner location near planned residential development and Highway 178 access from Morning Drive.

HIGHLIGHTS

- 6.51 acre fully-improved parcel
- APN 388-071-17
- Zoned C-2 Commercial in the County of Kern
- In proximity to *NEW* Highway 178 interchange at Morning Drive
- Traffic Volume 12,925 AADT
- Over *11,000* recorded active tentative tracts planned in Northeast Bakersfield

SALE PRICE

\$1,750,000.00

DEMOGRAPHICS

Total Population Total Households Average HH Income 2016 Estimates, Alteryx.com

 1 Mile
 3 Miles
 5 Miles

 11,439
 72,219
 140,70

 3,195
 21,316
 40,944

 \$56,614
 \$62,095
 \$56,725

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COMMERCIAL LAND

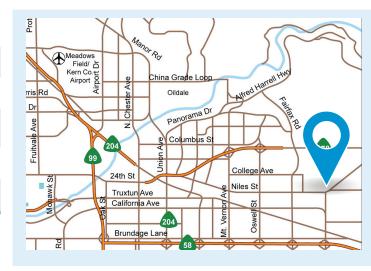
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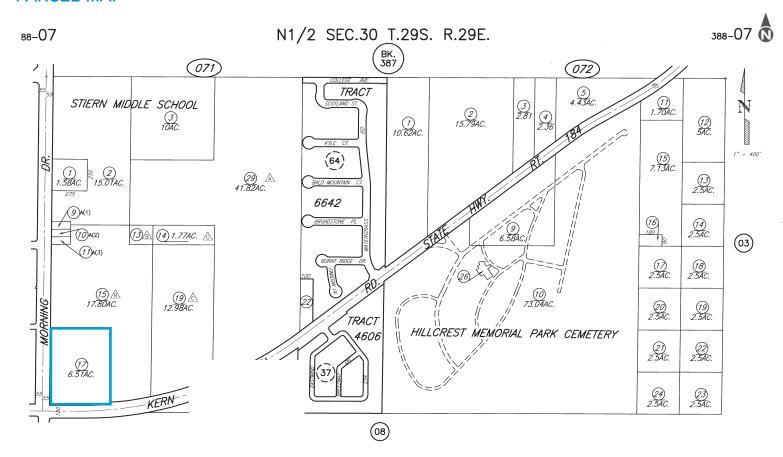


SITE DETAILS

Property Address:	8200 Kern Canyon Rd, Bakersfield, California	
Site Area:	6.51 Acre Parcel; APN 388-071-17	
Site Improvements:	Fully-improved with all utilities stubbed to site	
Zoning:	C-2 Commercial in the County of Kern	
Sale Price:	\$1,750,000	



PARCEL MAP



LEGEND	SUBD. KEY	NOTES	DISCLAIMER
REVISED January 15, 2016	REF. SUBD. A. PM 4054 B. PM 8122	=For mobilehome APN see pg. 32 B=For mobilehome APN see pg. 33	This map is for assessment purposes only. It is not to be construed as portraying legal ownership or
JURISDICTION CITY OF BAKERSFIELD & VICINITY	(LOT DESIGNATIONS IN PARENTHESIS)	=For mobilehome APN see pg. 33	divisions of land for purposes of zoning or subdivision law.

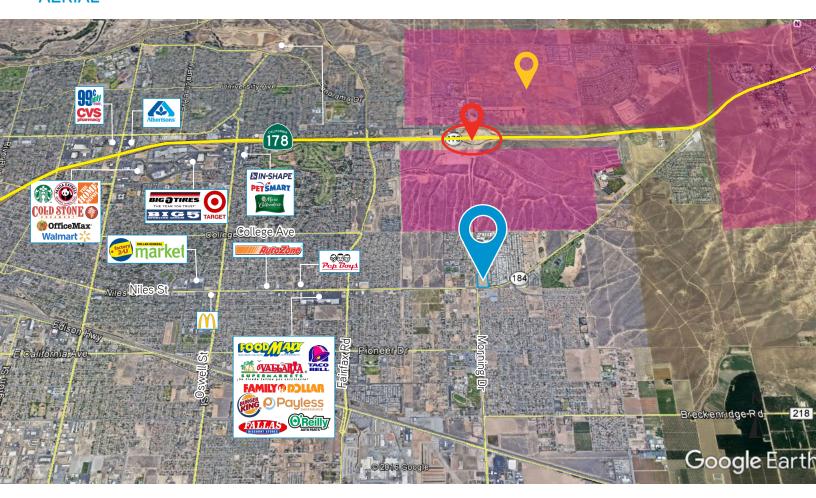
COMMERCIAL LAND

6.51 ACRES FOR SALE

8200 Kern Canyon Road, Bakersfield, CA



AERIAL







6.51 acres at the corner of Kern Canyon Rd and Morning Dr



New Hwy 178 at Morning Drive Interchange

Contact Us

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