

# FOR SALE

## RETAIL/OFFICE BUILDING

5301 OFFICE PARK DRIVE, SUITE 300, BAKERSFIELD, CA 93309



AGENT: SCOTT WELLS  
SENIOR VICE PRESIDENT | PRINCIPAL  
CENTRAL CALIFORNIA  
OFFICE PROPERTIES TEAM  
DIR 661 631 3822  
LICENSE NUMBER 01126196  
[scott.wells@colliers.com](mailto:scott.wells@colliers.com)

COLLIERS INTERNATIONAL  
10000 Stockdale Highway, Suite 102  
Bakersfield, CA 93311  
661 631 3800  
[www.colliers.com/bakersfield](http://www.colliers.com/bakersfield)





# FOR SALE RETAIL / OFFICE BUILDING PROPERTY INFORMATION

5301 OFFICE PARK DRIVE, SUITE 300, BAKERSFIELD, CA 93309

**5301 Office Park Drive, Suite 300** was built in 1984 and consists of an approximately 1,750 square foot, single-story, condo building located in the Office Park Drive Condo Association. The suite is currently built-out with a split level design to maximize the stations for a hair & nail salon with private rooms for facial and massage treatment.

## AVAILABLE

1,750 SF Total

## SALE PRICE

\$340,000.00 (\$194.25/SF)

Existing Lease Rate: \$1,500/Mo., Gross - Below Market Rent

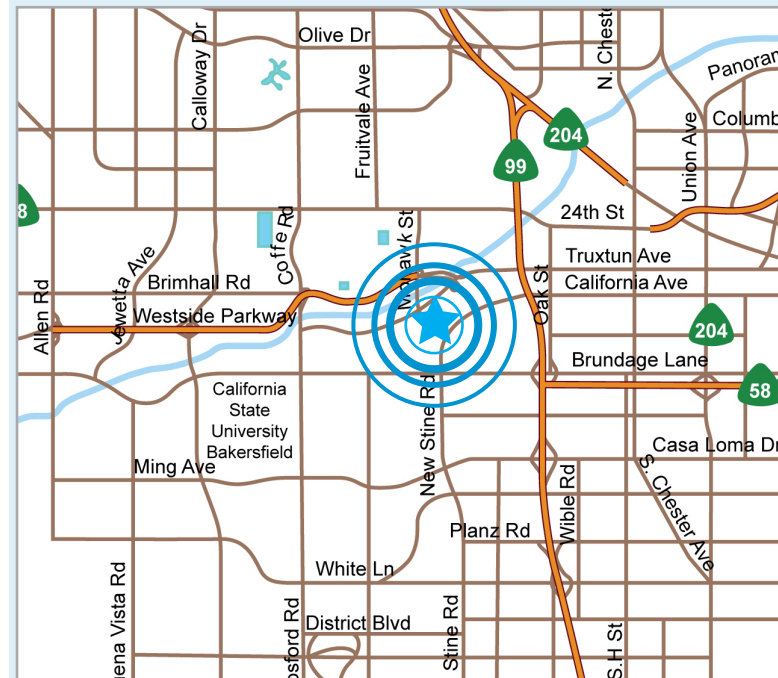
Association Dues: \$338.43 per month

(covers the cost of maintaining the roof, parking lot, gardening, trash removal and common areas)

**\*Sale includes Real Estate Only - Business not included**

## HIGHLIGHTS

- Excellent Location
- End Cap Unit
- Ideal for Owner/User
- Single-story Split level design
- Below replacement cost
- APN: 331-360-13
- Currently occupied by Salon - Salon Hair Design



# FOR SALE RETAIL / OFFICE BUILDING PARCEL MAP

Salon Salon

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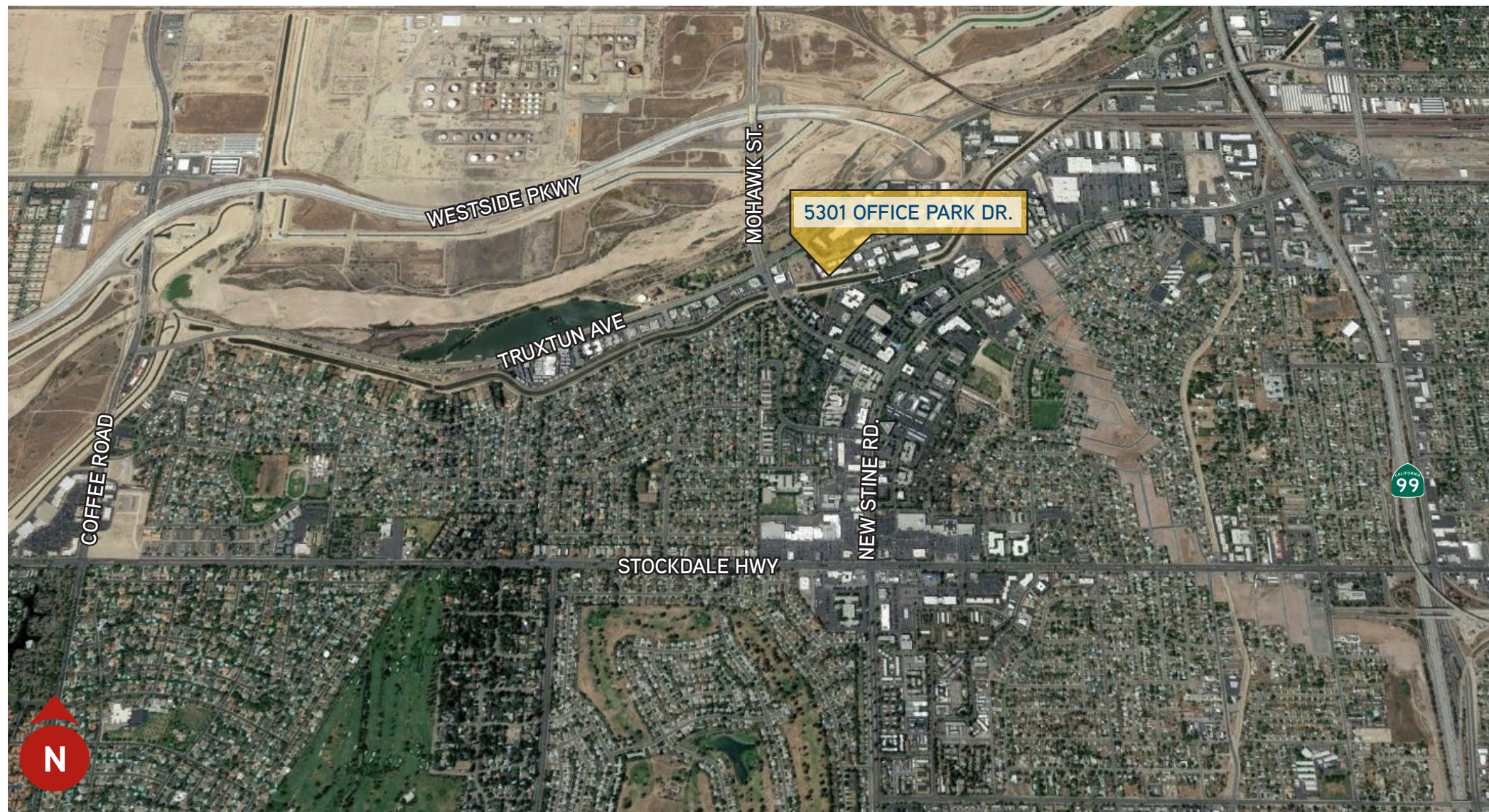




# FOR SALE RETAIL / OFFICE BUILDING AERIAL MAP

Salon Salon

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## CONTACT US

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[scott.wells@colliers.com](mailto:scott.wells@colliers.com)

COLLIERS INTERNATIONAL, INC.  
10000 STOCKDALE HWY, SUITE 102  
BAKERSFIELD, CA 93311  
DIR 661 631 3800  
LICENSE NUMBER 00452468  
[www.colliers.com/bakersfield](http://www.colliers.com/bakersfield)

