

FOR SALE > **COMMERCIAL LAND**

TWO (2) REMAINING PARCELS TOTALING 1.36 ACRES (59,241 SF)

MEANY AVENUE - DOWNING AVENUE, BAKERSFIELD, CA 93308

MEANY AVENUE

DOWNING AVENUE

PARCEL 1
0.58 ACRE

DIALYSIS CENTER

DR. JAN TROISCH

PARCEL 5
0.78 ACRE



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PROPERTY INFORMATION

MEANY AVENUE - DOWNING AVENUE, BAKERSFIELD, CA 93308

The Meany Avenue - Downing Avenue parcels are located in Northwest Bakersfield, just north of Rosedale Highway, east of Coffee Road and west of Fruitvale Avenue.

DESCRIPTION / HIGHLIGHTS

- > Two (2) remaining parcels of land available for sale
- > Smallest parcel is .58 acres, largest parcel is .78 acres
- > Zoned M-1
- > Prime Northwest Bakersfield location
- > Property allows an owner/user to purchase a parcel and build their own building
- > Owner will consider a build-to-suit for an owner/user & lease or sell the building to them
- > Owner will carry paper subject to the amount of down payment, interest rate and other terms
- > Property is close to restaurants and a variety of office, industrial and retail users
- > Each parcel has all utilities stubbed and asphalt parking lot is in place

UTILITIES

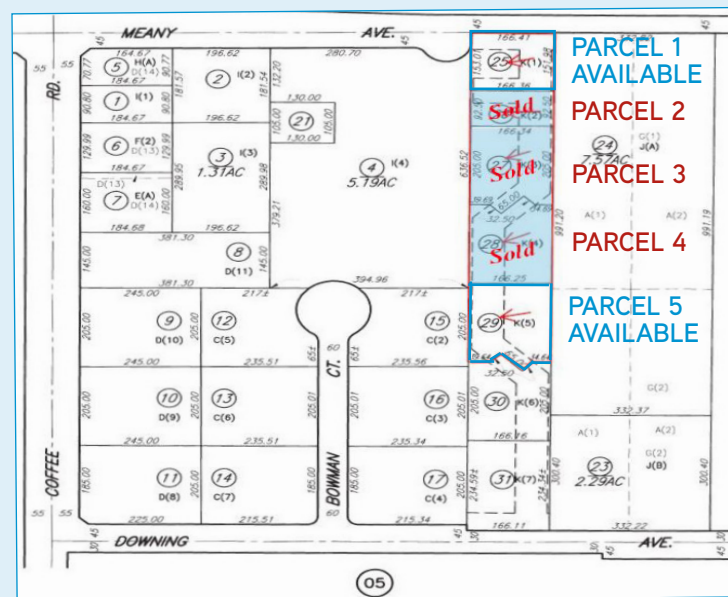
WATER: Public
SEWER: Public
GAS: The Gas Company
ELECTRIC: Pacific Gas & Electric Company

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AVAILABLE

PARCEL/APN#	ACRES	PRICE/SF	TOTAL \$
1. 452-170-25	0.58	\$13.00	\$328,432
2. 452-170-26	0.35		SOLD
3. 452-170-27	0.78		SOLD
4. 452-170-28	0.78		SOLD
5. 452-170-29	0.78	\$12.00	\$407,712



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AERIAL MAP > COMPETITION MAP

MEANY AVENUE - DOWNING AVEUE, BAKERSFIELD, CA 93308



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LOCATION MAP

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