

FOR SALE OR LEASE

# MEDICAL OFFICE BUILDING

3941 SAN DIMAS STREET, BAKERSFIELD, CA 93301



**PRICE REDUCED!**



## FOR SALE

An approx. 5,426 s.f. multi-tenant medical office building

**\$840,000.00 (\$155.00/s.f.)**

## FOR LEASE

Suite 103A - Vacant - 3,959 s.f.

\$1.55/s.f./month modified gross

## PROPERTY LOCATION

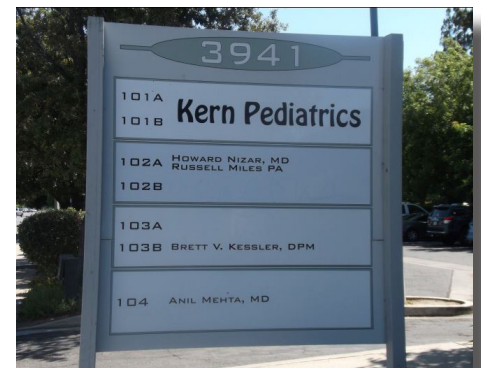
3941 San Dimas Street is located in a planned commercial development (PCD) in the Memorial Hospital Corridor, Downtown Bakersfield.

## PROPERTY DESCRIPTION

Subject property is an approx. 5,425 s.f. multi-tenant medical office building, situated on .13 acres of land.

## PROPERTY HIGHLIGHTS

- Building consists of two (2) separate suites
- Suite 103A is 3,959 s.f. and is vacant
- Suite 103B is 1,457 s.f. and is leased to Dr. Brett Kesler at \$2,500.00 per month through April 30, 2017.
- The available space has an efficient medical layout in move-in ready condition
- Perfect building for an owner/user to occupy and receive income from tenant
- Building is located within a planned commercial development with three (3) other buildings
- Project has 164 parking spaces in the common area parking lot
- Walking distance to Bakersfield Memorial Hospital



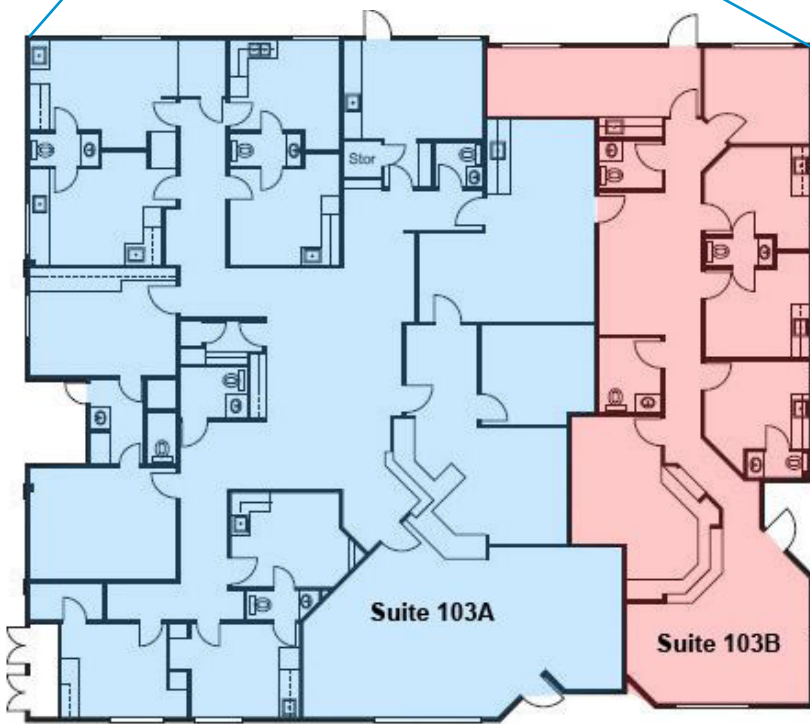
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