

CVCB



CENTRAL
VALLEY
COMMERCIAL
BROKERS, INC

FOR SALE

1326 H Street, Bakersfield

Price Reduction to \$800K



PROPERTY DETAILS

- Centrally Located
- \$800K
- Recently Renovated
- Multi-tenant
- 8,104 SF Office Space
- 24 Onsite Parking



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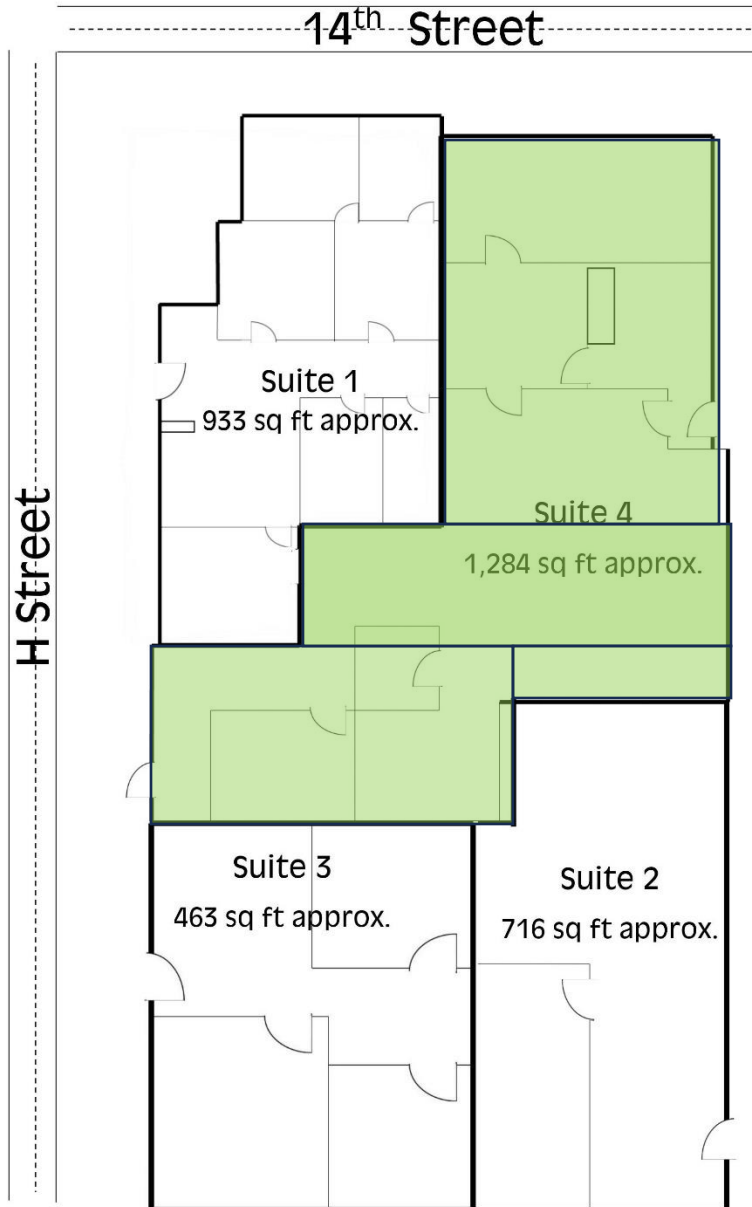
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It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

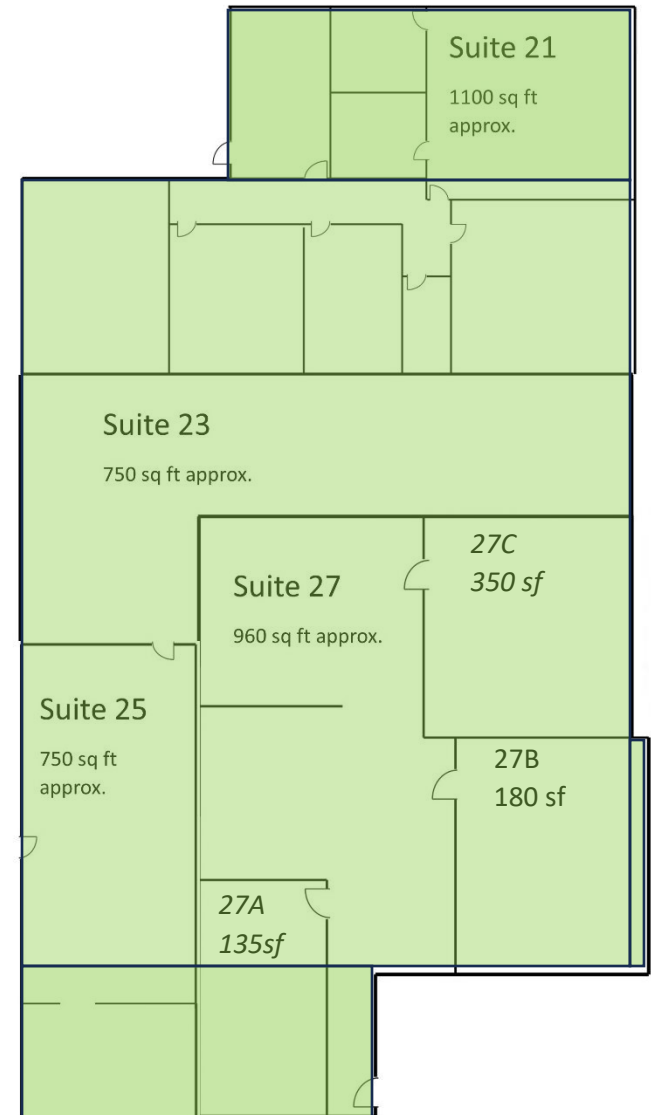
FOR SALE – Commercial Building

1326 H Street, Bakersfield – Suite Floor Plans

1st Floor



2nd Floor



*Not drawn to scale

FOR SALE - Commercial Building

1326 H Street, Bakersfield – Financials and Loan Scenarios

Actual

	Monthly Rent	PSF	Rented Space	Annual Operating Income
Operating Income	\$4,400	\$1.81	3,396 SF	\$75,960
Operating Expenses	\$3,010			\$36,125
Net Operating Income				\$13,125



Proforma

Fully Occupied	\$15,616	\$2	7,808 SF	\$187,392
Operating Expenses	Utilities increased by 20%	Tax Increase Representative of sales price		\$49,444
Debt Service	\$6,615			\$79,380
Loan 70% LTV				
NOI				\$58,568



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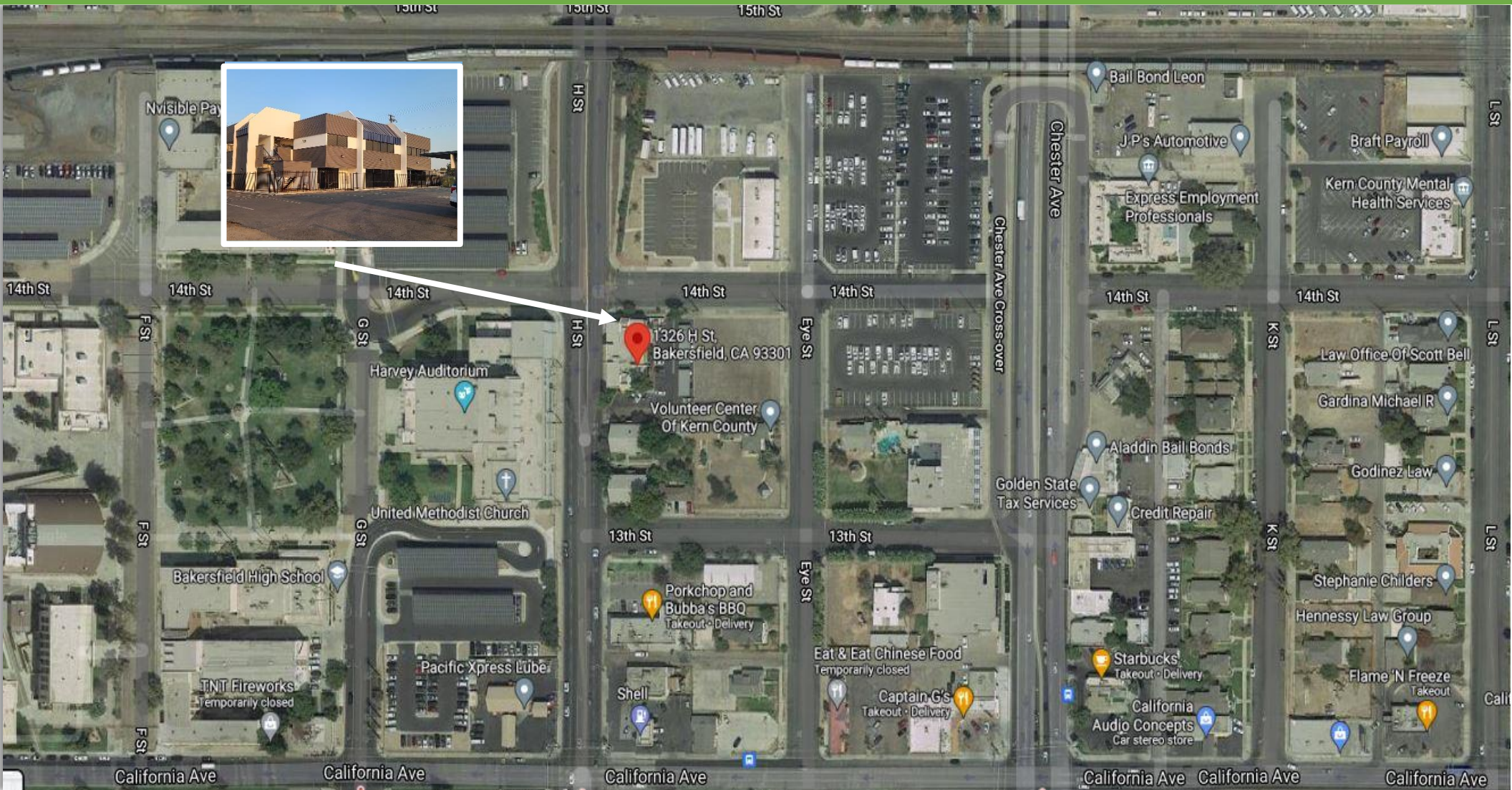
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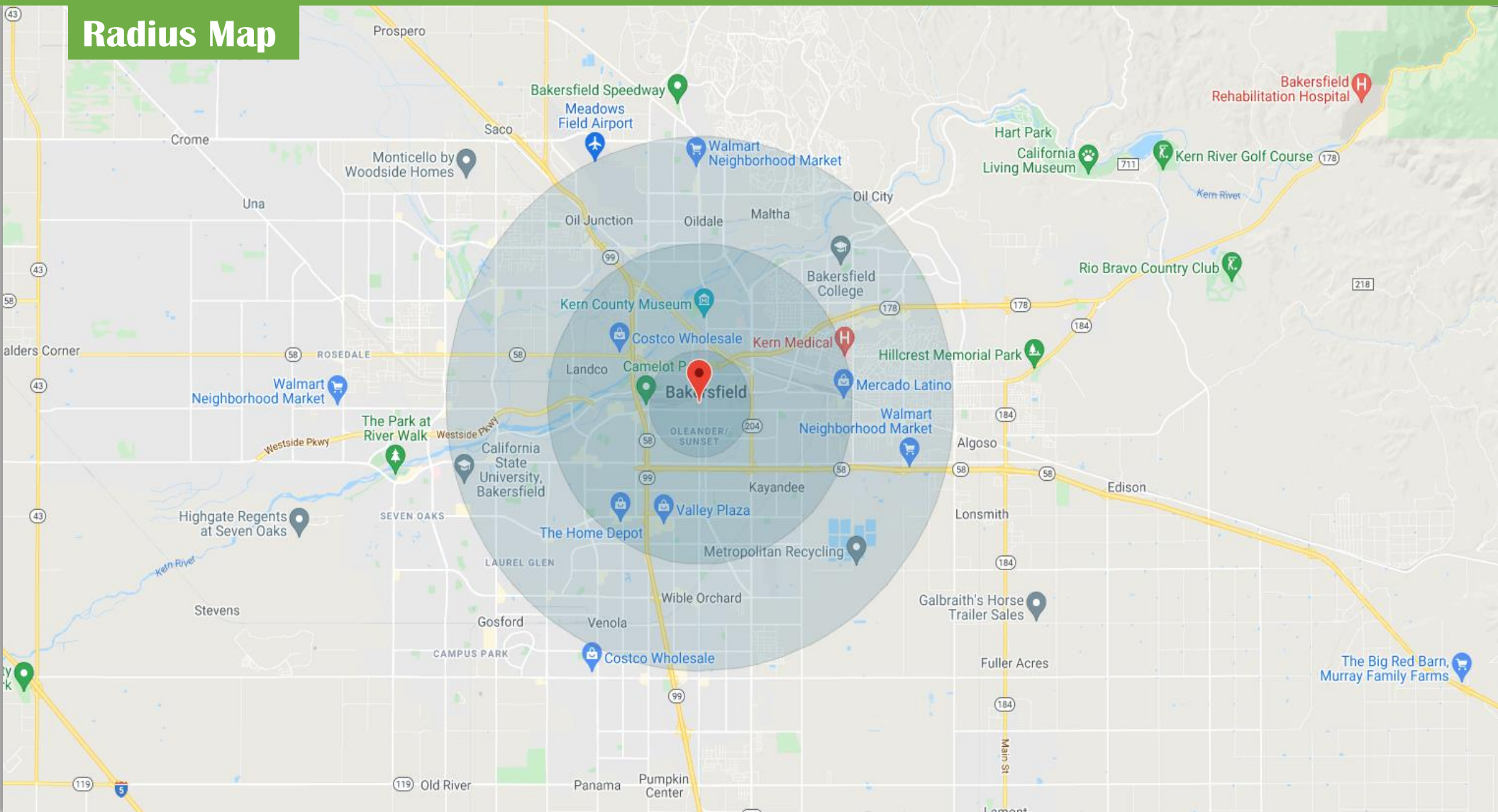
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Radius Map



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Commercial Building for Sale

1326 H Street, Bakersfield – Property Information

Summary:

- Central Valley Commercial Brokers is excited to bring to market this multi-tenant office building across from the historic, Bakersfield High School, in the Downtown market. Highly visible, with the frontage of the building on the Main thoroughfare of H St, this building is easily accessible from all corners of Kern County. Currently 8 suites, this property offers opportunity with its CC zoning designation. This zoning allows for all uses, within the C zoning designation. Looking at this building from GOOGLE earth, you can see the transformation that has occurred, with paint and landscape. Combine that curb appeal with the LED upgrades throughout and new HVAC, you are looking at some prime real estate in the downtown market.

Property Details:

- Price** \$800K
- Size** – 8,104 SF, 8 Units
- Parcel Size** – 16,117 SF
- Age** – Built 1980
- Zoning** CC – City of Bakersfield
- APN** - 006-411-01



Property Highlights:

- Flexible Zoning – CC zoning includes all variations within the C commercial zoning.
- Ample Parking – 24 spaces, as well as street parking on
- Recently Renovated – New Paint, Landscape, HVAC – with zoning, LED lighting throughout
- Upside – With Half of the building empty, this is ideal for the owner/user



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