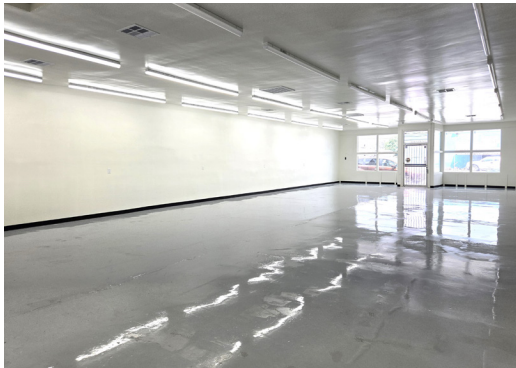




COLDWELL BANKER
PREFERRED,
REALTORS®

PREMIUM RETAIL / OFFICE SPACE FOR SALE/LEASE

411-413 N. CHESTER AVE
Bakersfield, CA 93308



HIGHLIGHTS

- Fronts Chester Ave
- Turn-key Property
- Remodeled in 2025
- Near Kern County Museum Grounds, Downtown
- Close to Residential area, Schools, Restaurants, Businesses
- Easy Access to CA-99, CA-178 & CA-204

Vikram Reddy

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com

PROPERTY INFORMATION

Total Building Size: 5,372 sq. ft. (approx.)

Total Lot Size: 11,344 sq. ft. (approx.)

2 Parcels:

APN# 114-031-10

APN# 114-031-11

Zoned C2

SALES PRICE

\$615,000

LEASE RATE

\$6,150 / Month - Modified Gross (MG)

FEATURES

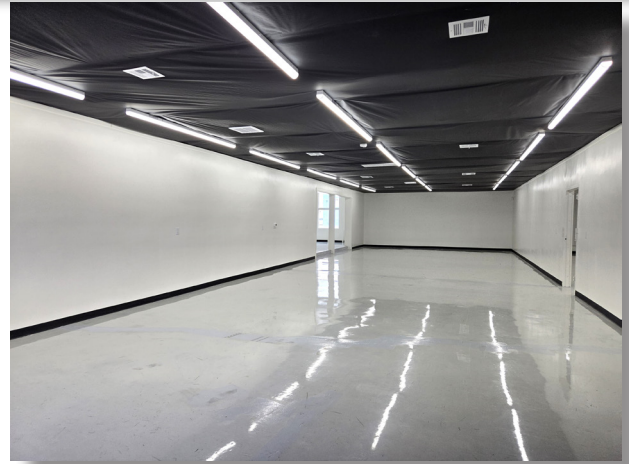
Completely Remodeled in 2025
Industrial Epoxy Floorings
Powered Commercial Roll-Up Shutter
New HVAC, New Roof (part)
Secure Gated Parking
3 Restrooms
Space can be demised to 2 Units



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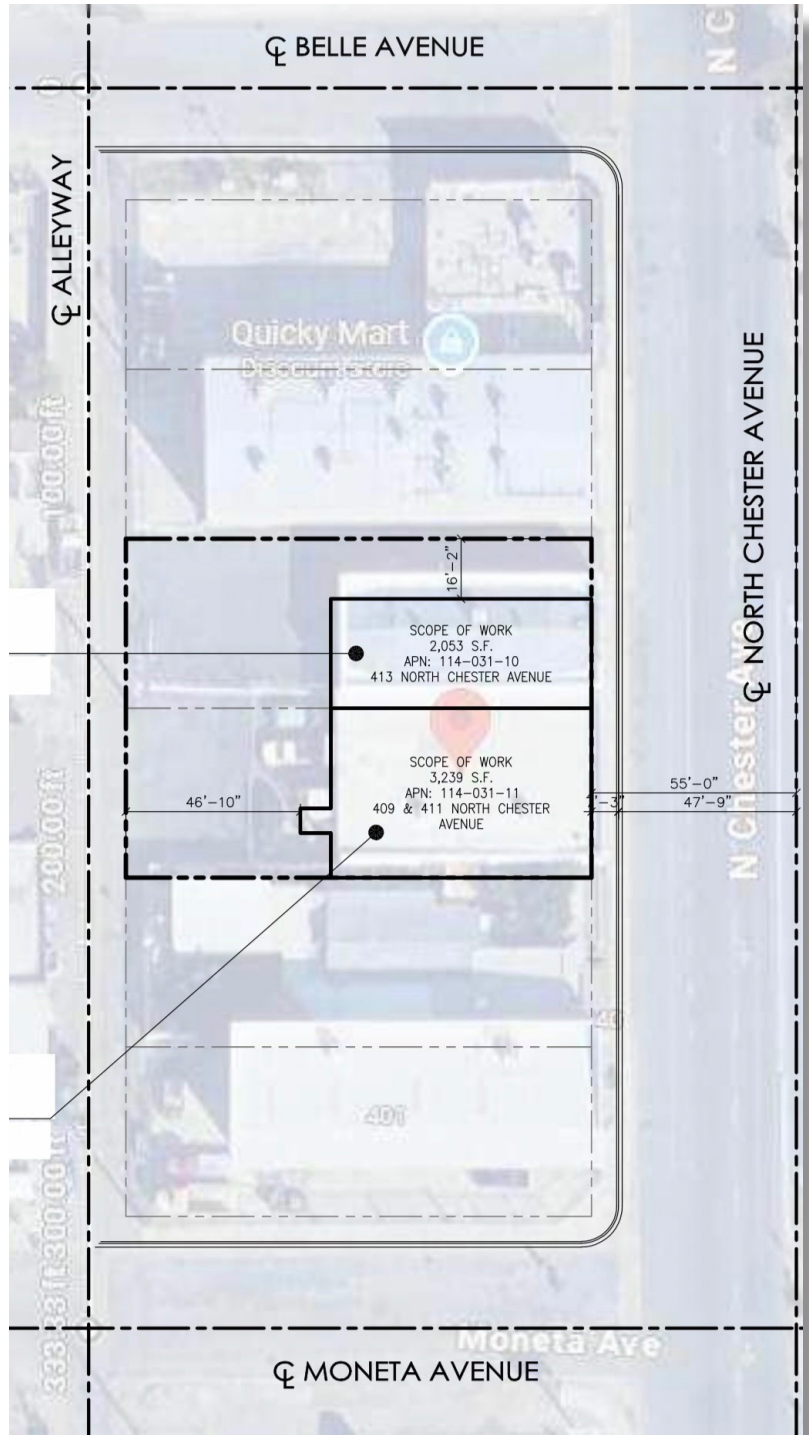
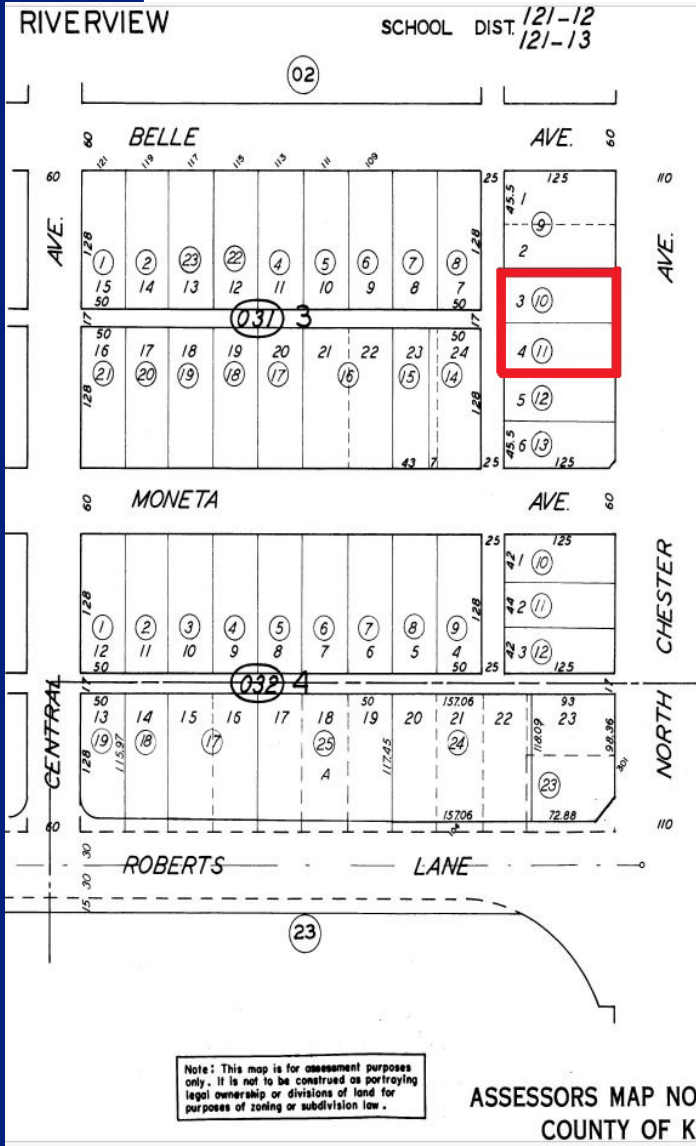
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Traffic Count Report (INRIX Database)

INTERSECTION	DISTANCE (Miles)	DAILY COUNT	DIRECTION
N Chester Ave.	0.02	7,249	S
N Chester Ave.	0.02	6,857	N

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