

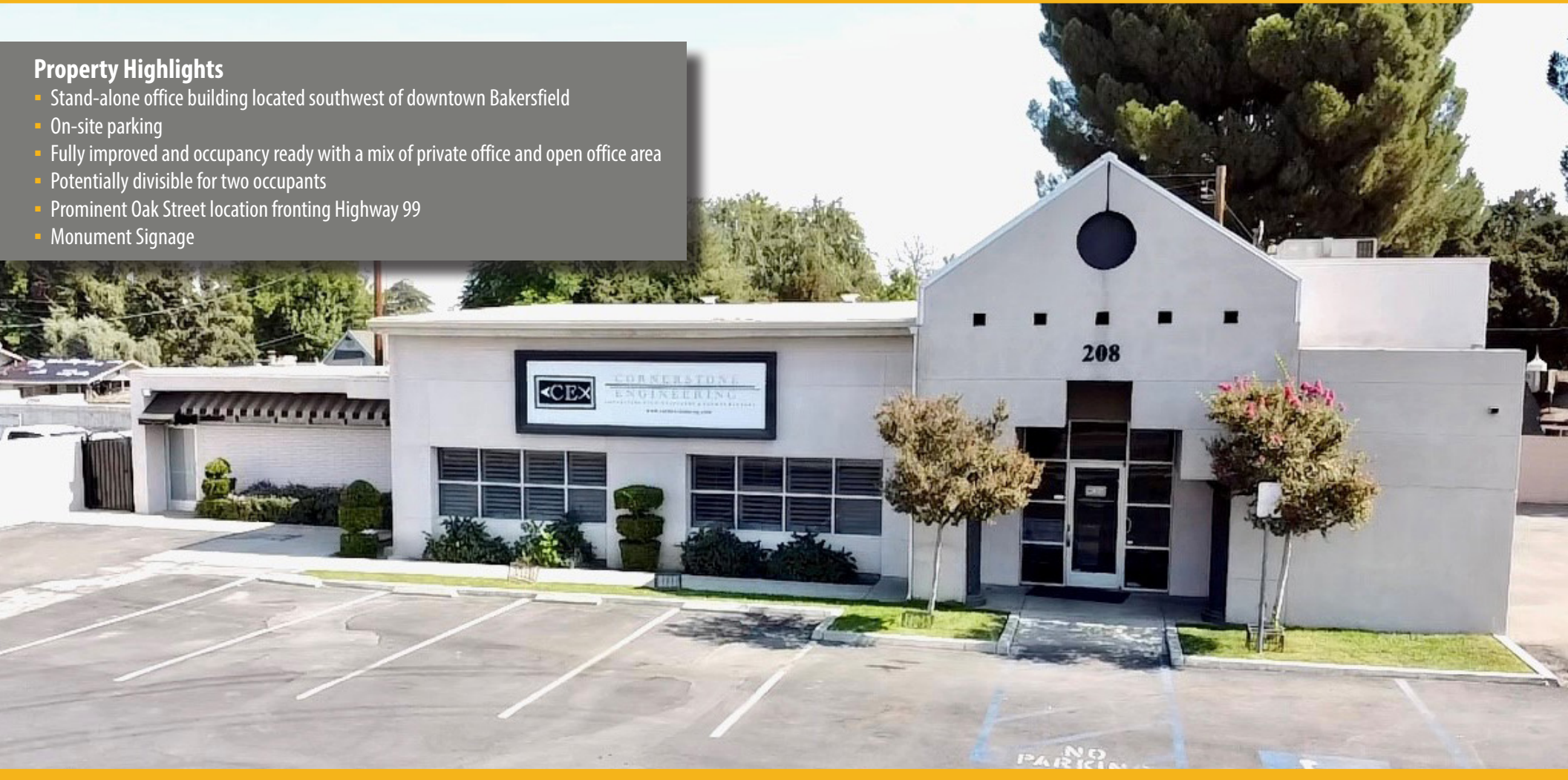


Office Building Available FOR SALE OR LEASE

208 Oak Street ▪ Bakersfield, CA

Property Highlights

- Stand-alone office building located southwest of downtown Bakersfield
- On-site parking
- Fully improved and occupancy ready with a mix of private office and open office area
- Potentially divisible for two occupants
- Prominent Oak Street location fronting Highway 99
- Monument Signage



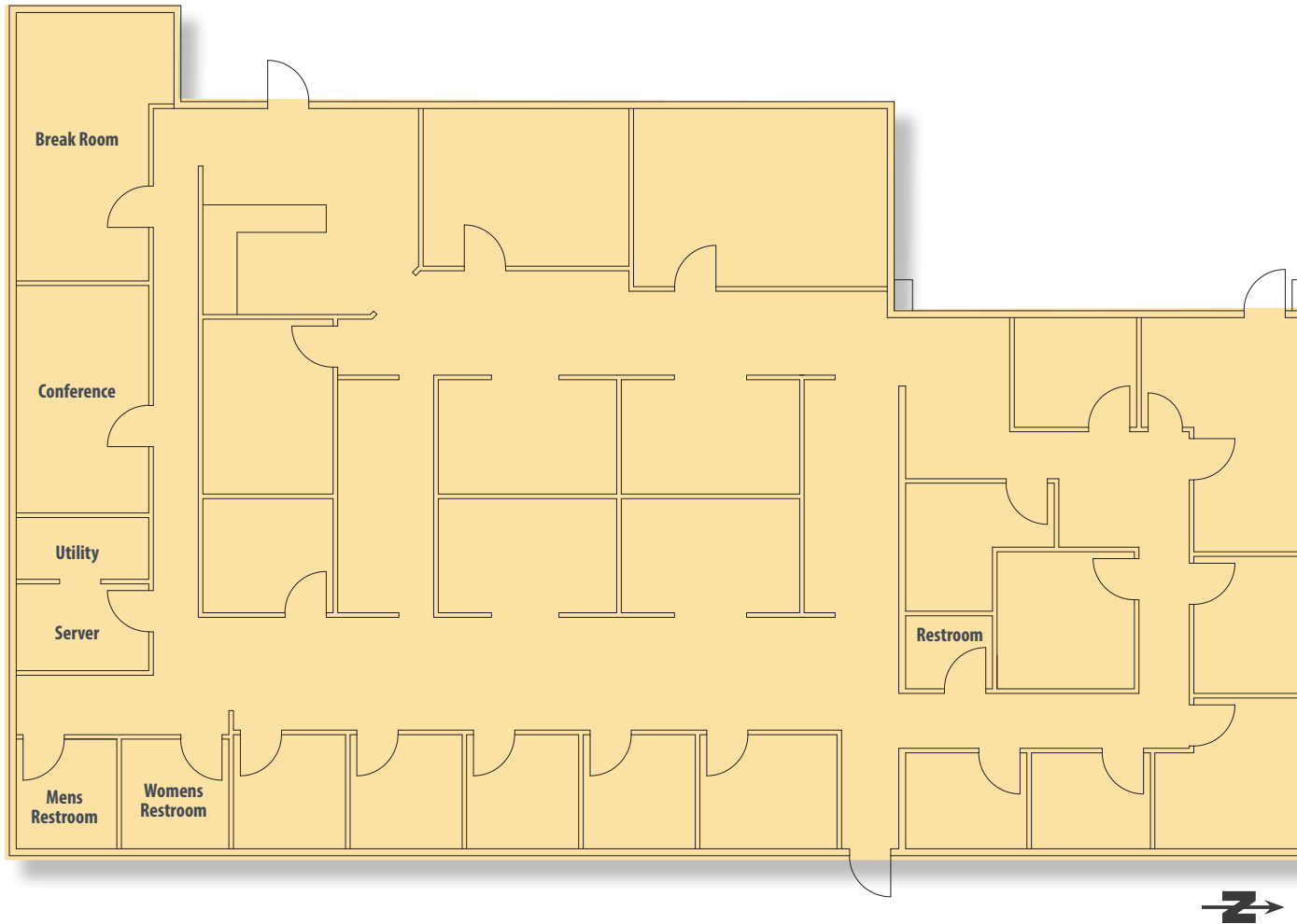
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Offering Details | Floor Plan | Aerial Building Photos



■ Plans deemed to be accurate, but not guaranteed. Plans not to scale.

Offering Terms

Building Size	4,528 SF
Lot Size	13,726 SF
APN	008-061-25
Zoning	C-1
Sale Price	\$675,000
Lease Price	\$1.40 PSF per month Modified Gross



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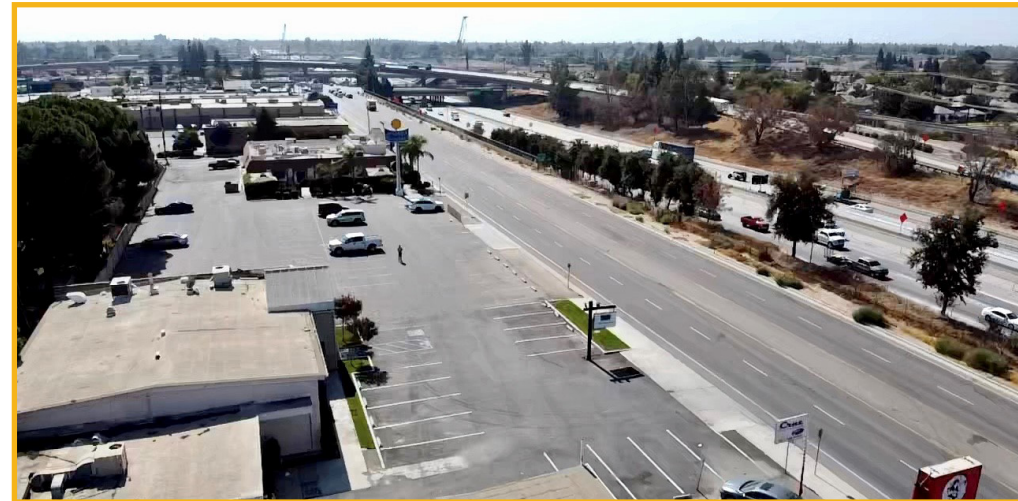
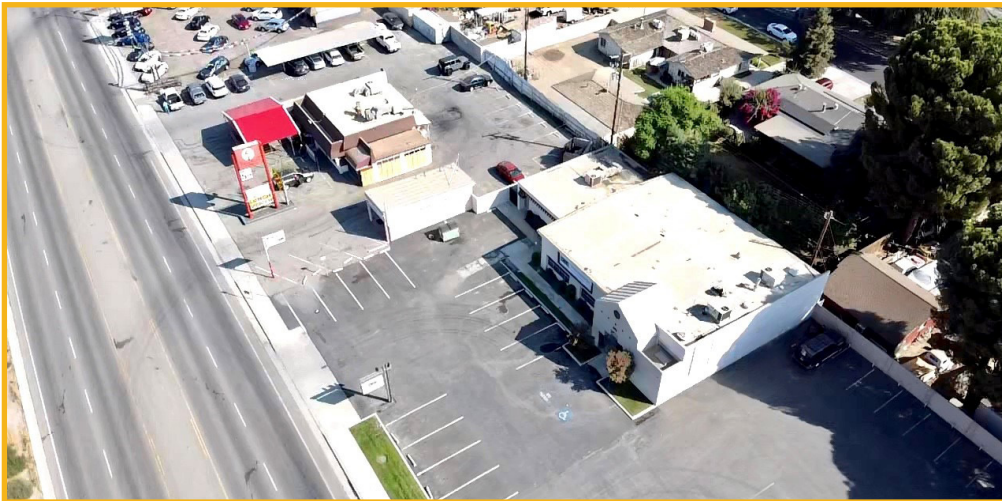
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Owner User Purchase Scenario | Property Photos

Owner User Purchase Scenario

Purchase Price	\$675,000.00
Down Payment (30%)	\$202,500.00
New Loan (70%)	\$472,500.00
Annual Debt Service (Projected at 4.5% interest amortized over 25 years)	\$31,397.88
Operating Expenses (Estimated at \$4.20 PSF Annually)	\$19,017.60
Annual Carry Cost	\$50,415.48
Monthly Occupancy Cost Per Square Foot (Excluding Utilities)	\$0.93
Principal Pay Down Over 10 years	\$129,188.90

**The terms detailed are for illustration and are not guaranteed*



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Aerial Map



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