



# OFFICE BUILDING FOR SALE

1515 20th STREET • BAKERSFIELD, CA

## PROPERTY HIGHLIGHTS

- Located in Downtown Bakersfield (CBD).
- Includes off-street parking lot adjacent to building.
- Desirable west of Chester Avenue location - Walk to Padre Hotel, courthouse and other retailers.
- Move-in ready office space.

**\$970,000**



fford & Bradford  
Insurance Agency

fford & Bradford  
Insurance Agency

Gita Lloyd  
DIS

**MARK J. SMITH, SIOR** • Principal • 661 616 3561 • marks@asuassociates.com • CA RE #00632003

**JEFFREY A. LEGGIO, CLS** • Principal • 661 616 3565 • jeff@asuassociates.com • CA RE #01704552

11601 Bolthouse Drive Suite 110 • Bakersfield, CA 93311 • 661 862 5454 main • 661 862 5444 fax

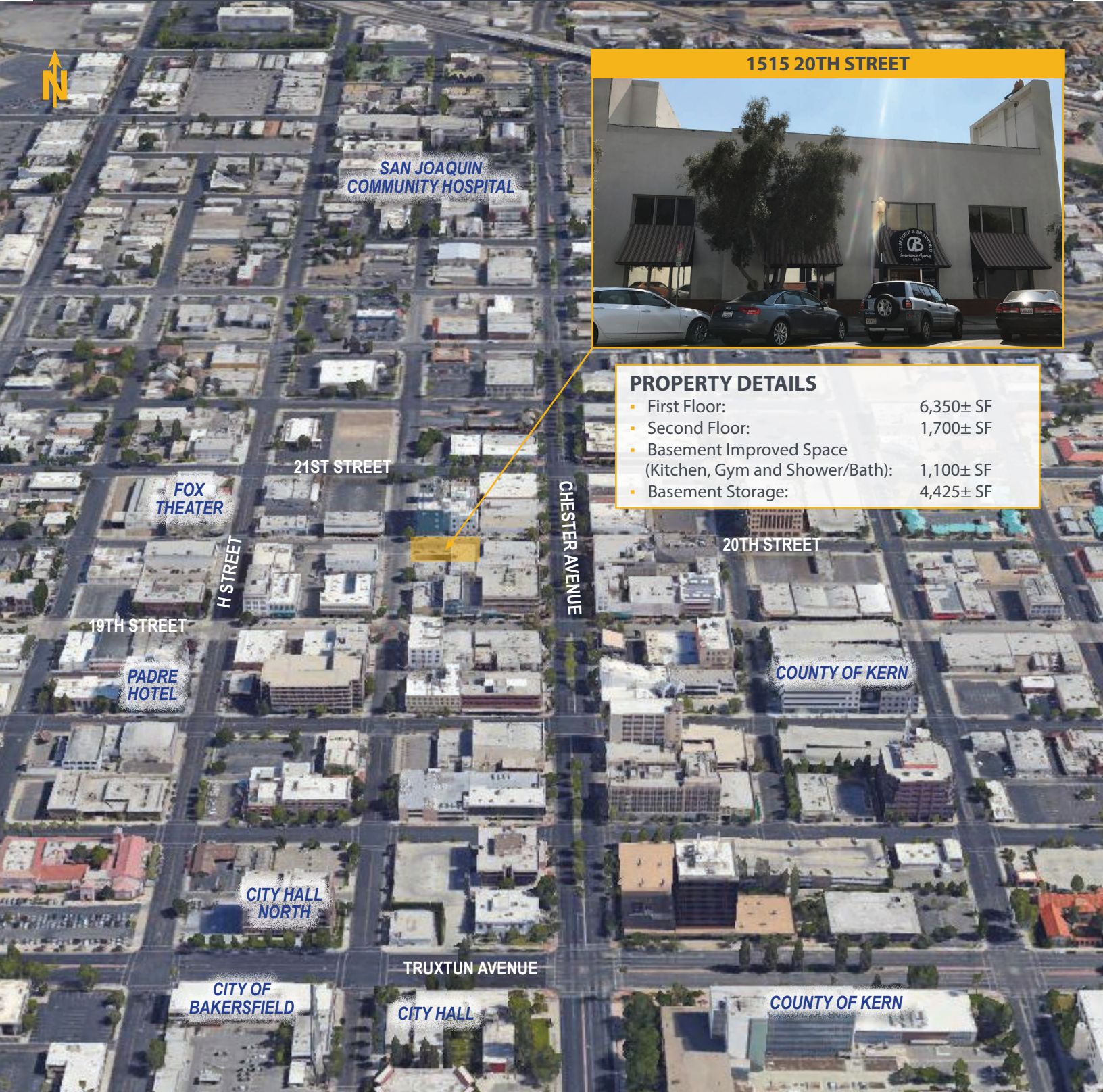
*The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.*



# FOR SALE ■ OFFICE BUILDING

1515 20th STREET ■ BAKERSFIELD, CA

## AERIAL MAP



1515 20TH STREET



### PROPERTY DETAILS

- First Floor: 6,350± SF
- Second Floor: 1,700± SF
- Basement Improved Space (Kitchen, Gym and Shower/Bath): 1,100± SF
- Basement Storage: 4,425± SF

SAN JOAQUIN  
COMMUNITY HOSPITAL

21ST STREET

FOX  
THEATER

H STREET

CHESTER AVENUE

20TH STREET

19TH STREET

PADRE  
HOTEL

COUNTY OF KERN

CITY HALL  
NORTH

TRUXTON AVENUE

CITY OF  
BAKERSFIELD

CITY HALL

COUNTY OF KERN



# FOR SALE ■ OFFICE BUILDING

1515 20th STREET STREET ■ BAKERSFIELD, CA

## FLOOR PLANS

### GROUND FLOOR



### SECOND FLOOR

### BASEMENT



