



Commercial Land Available **FOR SALE**

620 N. Chester Avenue • Bakersfield, CA

\$230,000



PROPERTY HIGHLIGHTS

- 0.89 acre investment property located in an opportunity zone
- Contiguous to 1.22 acres of available land - Parcels could be combined for a total of 2.11 acres
- Chester Avenue frontage
- Zoned C-2, County of Kern
- Close proximity to revitalized downtown Bakersfield
- Partially paved with basic utilities stubbed-in

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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.

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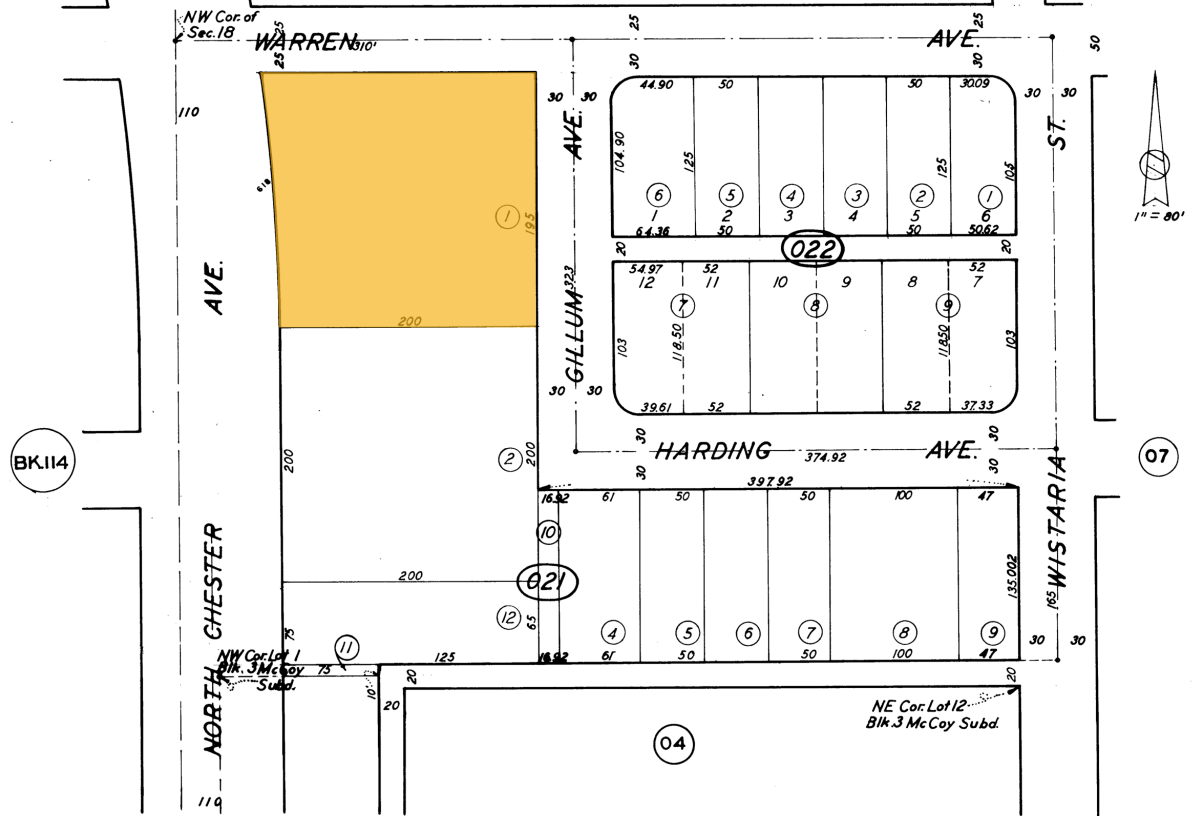
Assessor's Parcel Map: 119-021-01

119-02

TRACT 1400
& PTN. OF NW 1/4 OF NW 1/4 OF SEC. 18 T. 29 S. R. 28 E.

SCHOOL DIST. 121-12

119-02



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

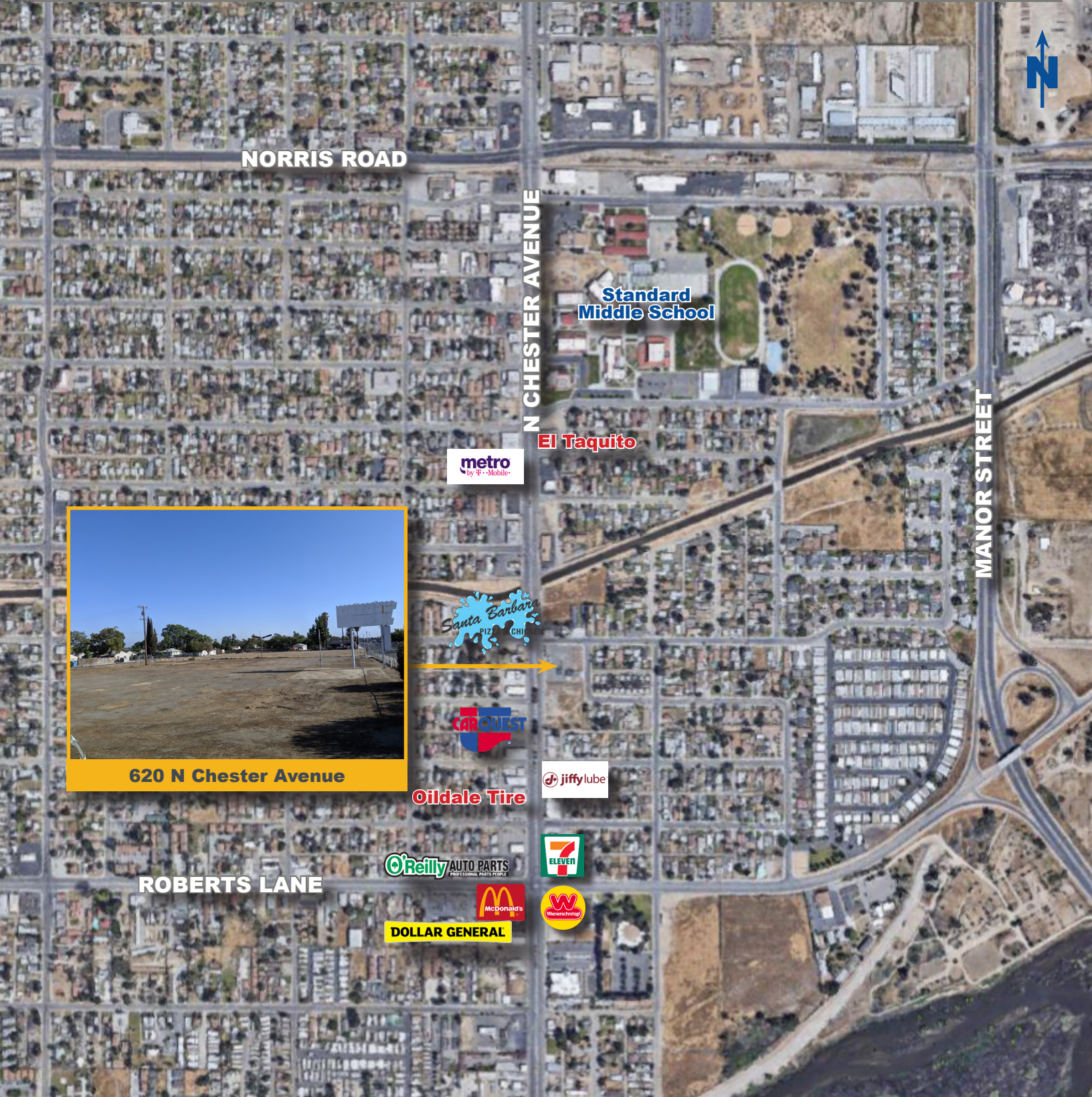
ASSESSORS MAP NO. 119-02
COUNTY OF KERN



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Aerial Photo



NORRIS ROAD

N CHESTER AVENUE

MANOR STREET

Standard Middle School

El Taquito

metro by T-Mobile

Santa Barbara PIZ CHI

CARQUEST

Oildale Tire

jiffy lube

ROBERTS LANE

O'Reilly AUTO PARTS
PROFESSIONAL PLANTS PEOPLE

7 ELEVEN

McDonald's

W WENERSCHNITZ

DOLLAR GENERAL



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