

±5,900 SF COMMERCIAL FOR SALE/LEASE



FOR SALE/LEASE

±5,900 SF COMMERCIAL

911-913 MAIN ST.

DELANO | CA 93215

FOR MORE INFORMATION, CONTACT:

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PROPERTY DESCRIPTION

±2,000 - ±3,900 SF office/retail/light industrial building in Delano, CA. Features open spaces, private offices, and rear storage. Accessible with front and rear parking, located in a dense, walkable downtown area. High visibility, benefiting from neighboring retail traffic and ±13,630 daily cars.

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

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FOR SALE/LEASE

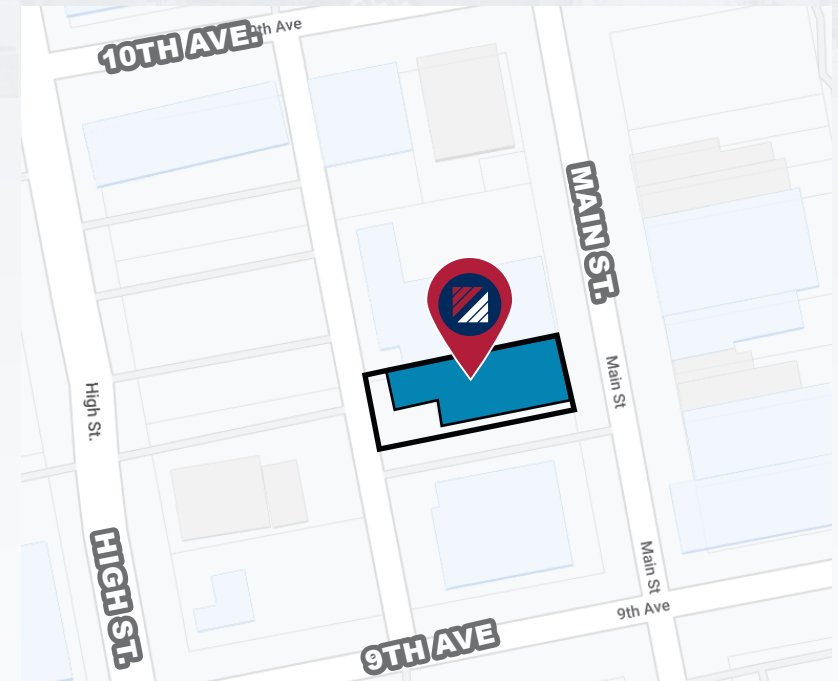
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PARCEL MAP

PROPERTY HIGHLIGHTS

- Asking Sale Price: \$525,000.00
- Lease Rate: \$0.75/SF/Month Net
- 911 Main St: \$1,500.00/Per Month Net
- 913 Main St: \$2,925.00/ Per Month Net
- 911-913 Main St: \$4,425/Per Month Net
- Units: Two (2) 2,000 SF & 3,900 SF
- Total Building Size: 5,900 SF
- Prop Lot Size: 0.17 Ac / 7,405 SF
- Creative Warehouse/Retail/Office
- Construction Type: Brick
- Clear Height: 12'
- Power: A: 200 V: 240 O: 3 W: 4 (separately metered units)
- On Site Rear Private Parking -7
- Restrooms: Two (2)
- Zoning: Downtown Commercial (DC)
- Excellent Natural Lighting/ Skylights /Windows in Front
- Great Signage
- Secure Building
- Built in 1942
- Vacant Now
- Submit all offers!



LOCATION



- Walk-able Location
- Densely Populated Trade Area
- Cross Streets: Main St & 9th Ave
- Right off Golden State Hwy 99
- In the heart of Growing Downtown Delano
- 30 Miles North of Bakersfield, CA



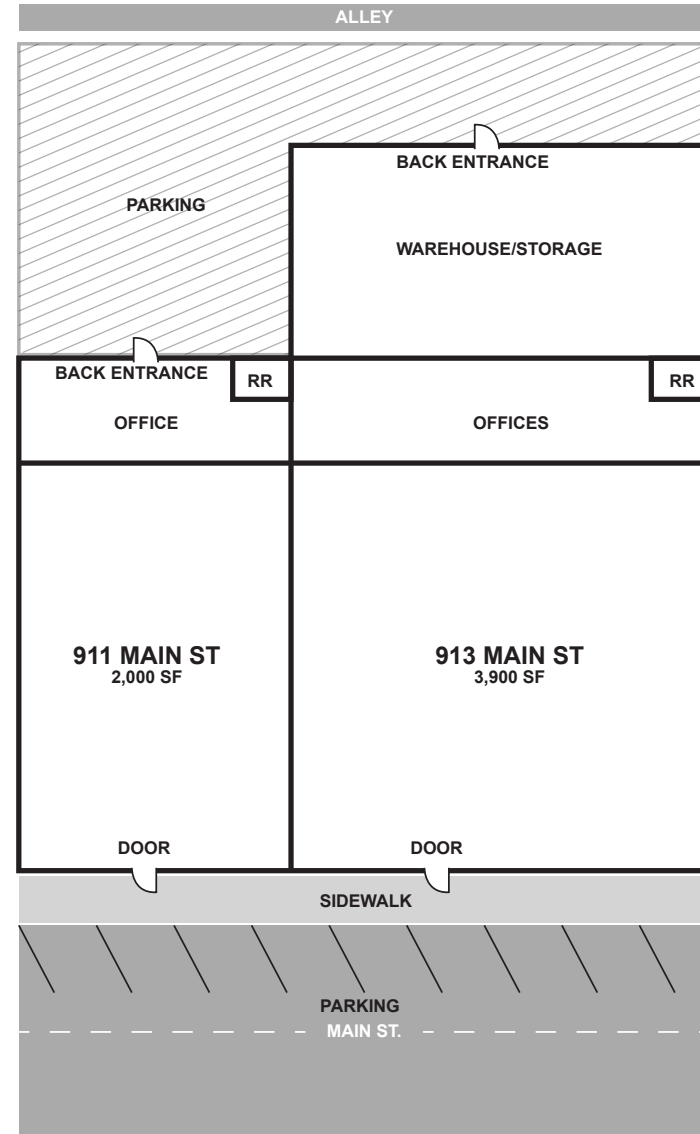
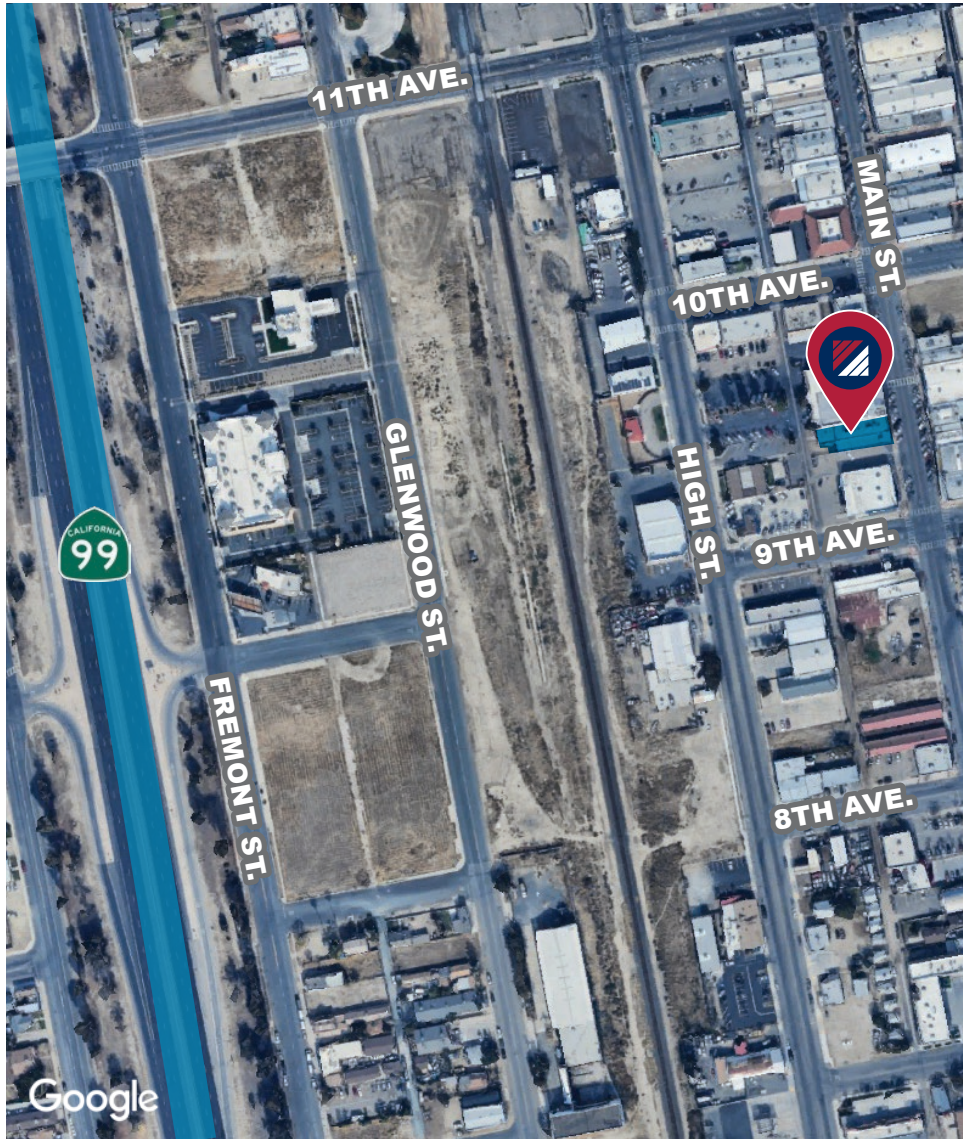
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SITE PLAN & AERIAL



NOT TO SCALE

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PHOTOS



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