

141 E. ACACIA STREET

Stockton, California



BURNS GROUP  
HISTORIC STOCKTON



**FOR SALE**  
**141 E. ACACIA STREET**

*Freestanding commercial  
office building on a busy  
midtown corner*

*Property includes a private  
paved & gated parking lot*

**Four Commercial Units with strong  
income potential**

Three units are leased to established  
businesses at under-market rates

**Convenient Central Location**

Visible location with easy access by car  
or bus lines

**Urban Development Growth**

Positioned in a rapidly developing area,  
this property is poised for appreciation  
as demand for commercial space  
continues to rise.

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### Building Statistics

- Brick office complex of  $\pm 5,154$  SF with attached gated parking lot
- Purchase Price: \$875,000.00
- Four commercial rental units on the ground floor
- Three units leased to established businesses
- Suite B-1 ( $\pm 1,402$  SF) available for lease
- Current rents of \$4,140.00 per month
- Additional usable basement space
- Paved parking lot secured with wrought iron gate
- Zoned Commercial Downtown (CD)

Purchase Price: \$875,000.00

APN: #139-040-100

Lot Size:  $\pm 14,400$  SF

Building Size:  $\pm 5,154$  SF

Parking Lot:  $\pm 9,246$  SF



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## INVESTMENT HIGHLIGHTS

This one-story brick commercial building is a versatile investment opportunity. With four commercial units and an attached gated parking lot, it's an inviting place for businesses to locate.

- **Four Commercial Spaces:** Three of the units are leased to established businesses. Leases are currently month-to-month with under-market rents, allowing for rental growth. One additional unit totaling 1,402 SF available for rent.
- **Convenient On-Site Parking:** Attached gated parking lot enhances the property's appeal, providing easy access for customers and tenants. Private parking is a welcome commodity in urban settings, adding significant value to this investment.
- **Corner Lot with High Visibility:** Property looks out onto the beautiful Eden Square Park on one side and the Philomathean Club on the other side.



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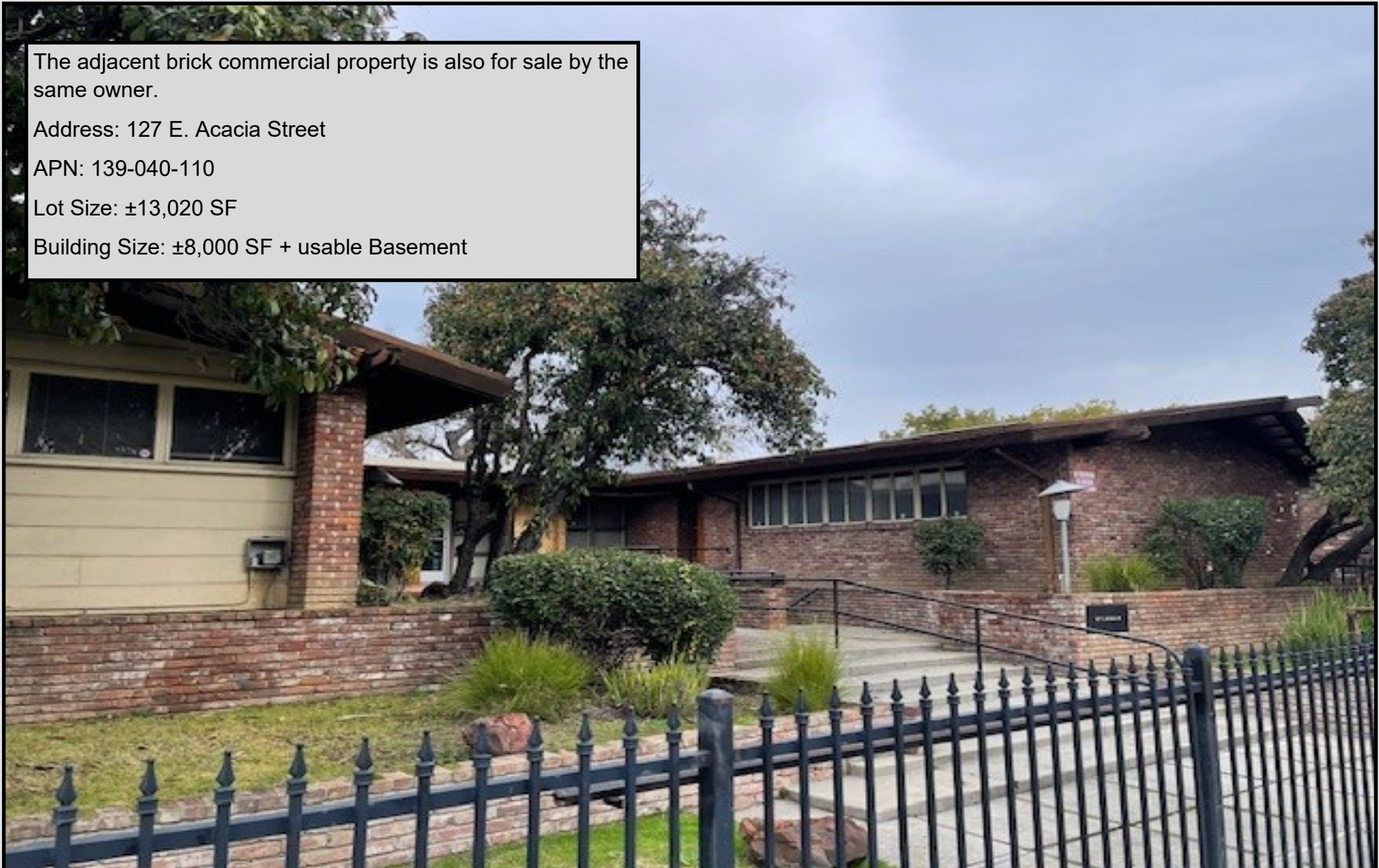
The adjacent brick commercial property is also for sale by the same owner.

Address: 127 E. Acacia Street

APN: 139-040-110

Lot Size:  $\pm$ 13,020 SF

Building Size:  $\pm$ 8,000 SF + usable Basement

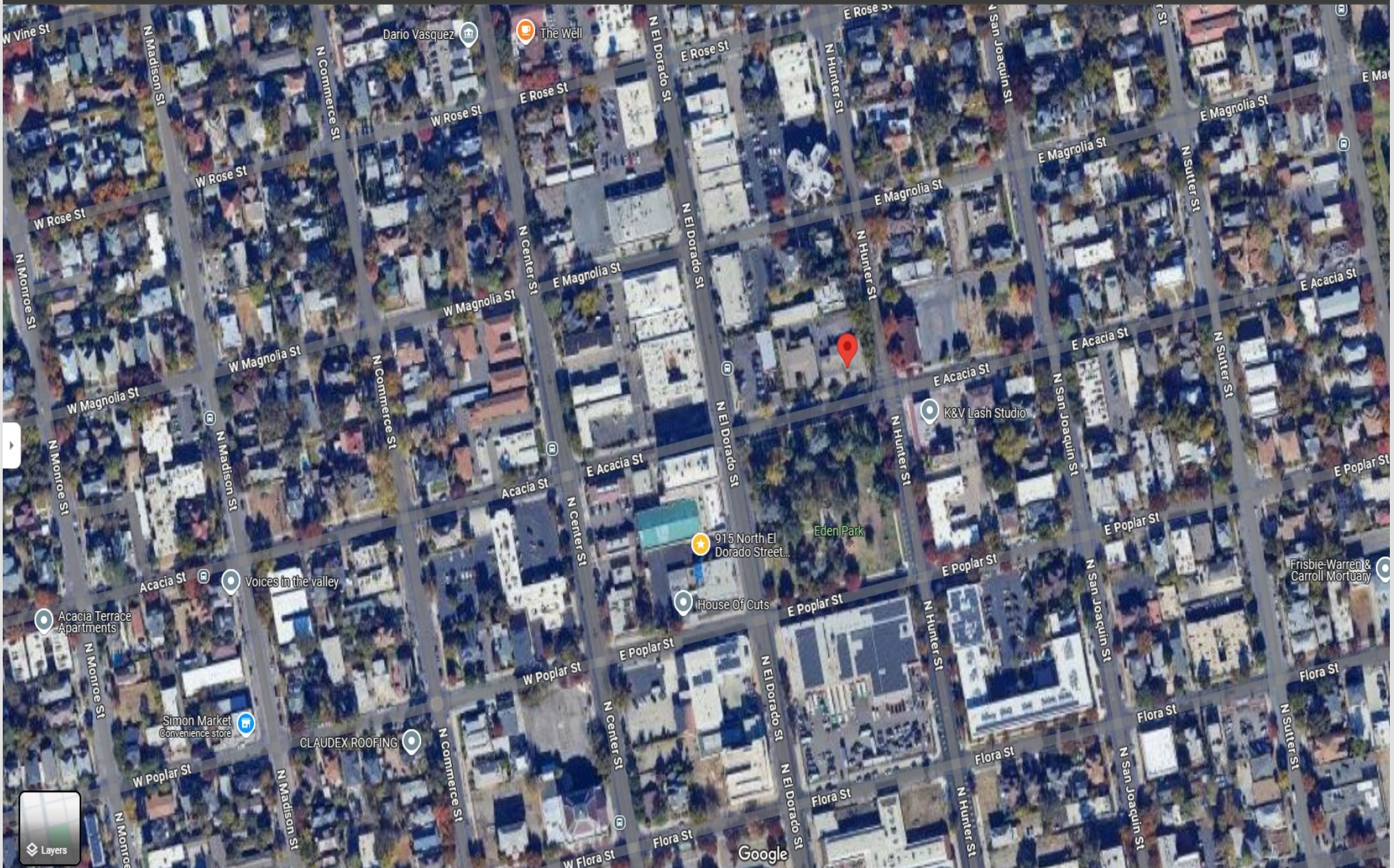


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