



650 N Main St

650 N Main St, Lakeport, CA 95453



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650 N Main St

\$1,197,000

This downtown retail / commercial building is available and ready for new ownership. The 4,725+/- sq.ft. building consists of 2 quality & secure retail office Tenants;
Westamerica Bank & Lincoln-Leavitt Insurance Agency, Inc. With 100% of the building is occupied by strong & secure tenants, Long Term Leases with annual increases, low vacancy risk and an excellent downtown Lakeport location, it instantly provides income and value to a new owner.

The building is situated on Main Street, making this a prime, high traffic, location for businesses. This building...

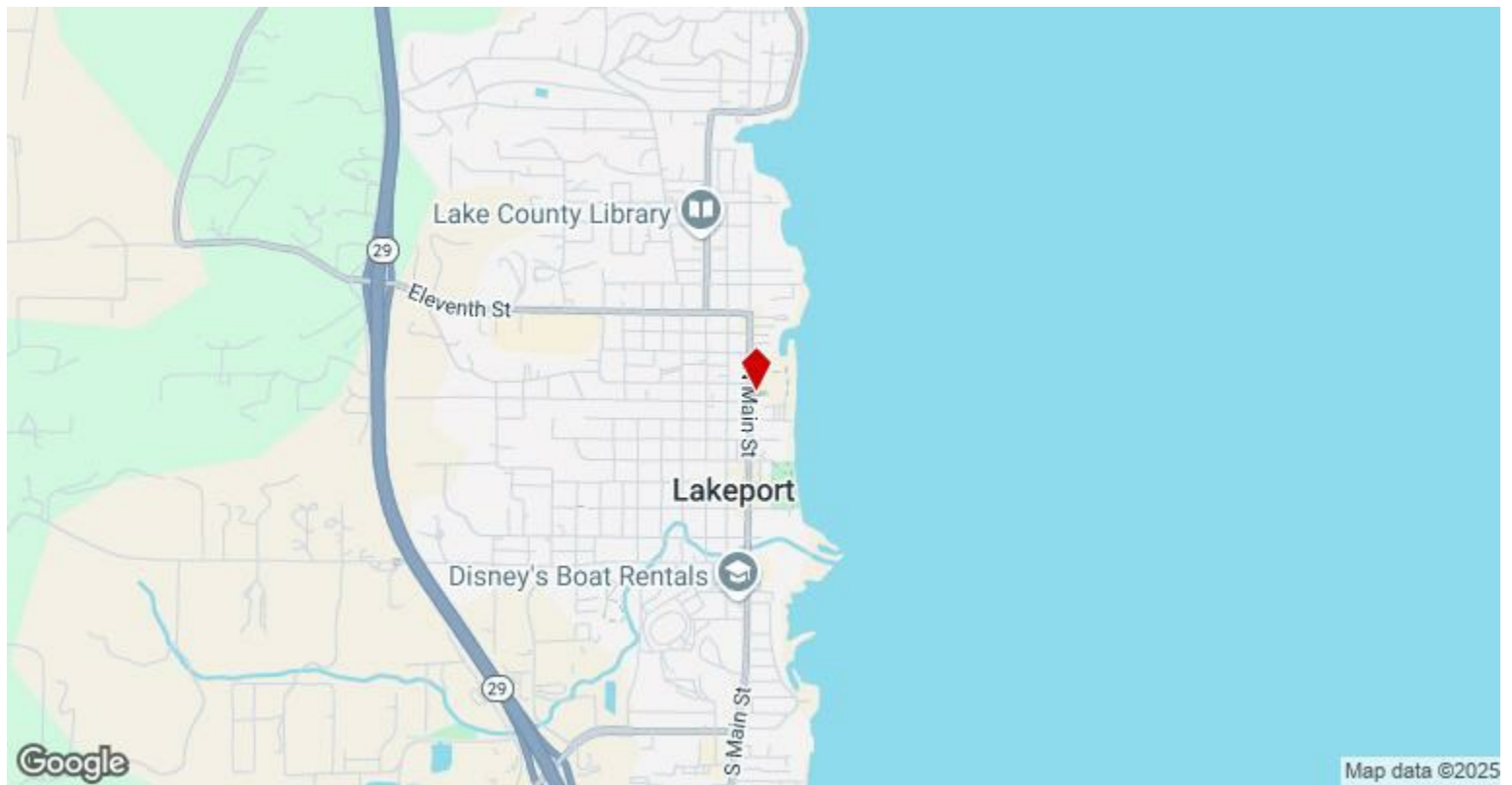
- Seller Financing Available
- CAP RATE: 6.44% (2026)
- Strong, Stable & Secure Tenants Paying Market Rents with rent escalations
- Low Vacancy Risk
- Prime Downtown Location on Main Street
- Waterfront



Price:	\$1,197,000
Property Type:	Retail
Property Subtype:	Bank
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	6.44%
Lot Size:	0.33 AC
Gross Building Area:	4,750 SF
No. Stories:	1
Year Built:	1975
Tenancy:	Multi
Parking Ratio:	0/1,000 SF
Zoning Description:	CB
APN / Parcel ID:	025-601-080-000
Walk Score ®:	65 (Somewhat Walkable)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Lincoln Leavitt Insurance Agency Inc	-	
Westamerica Bank	-	

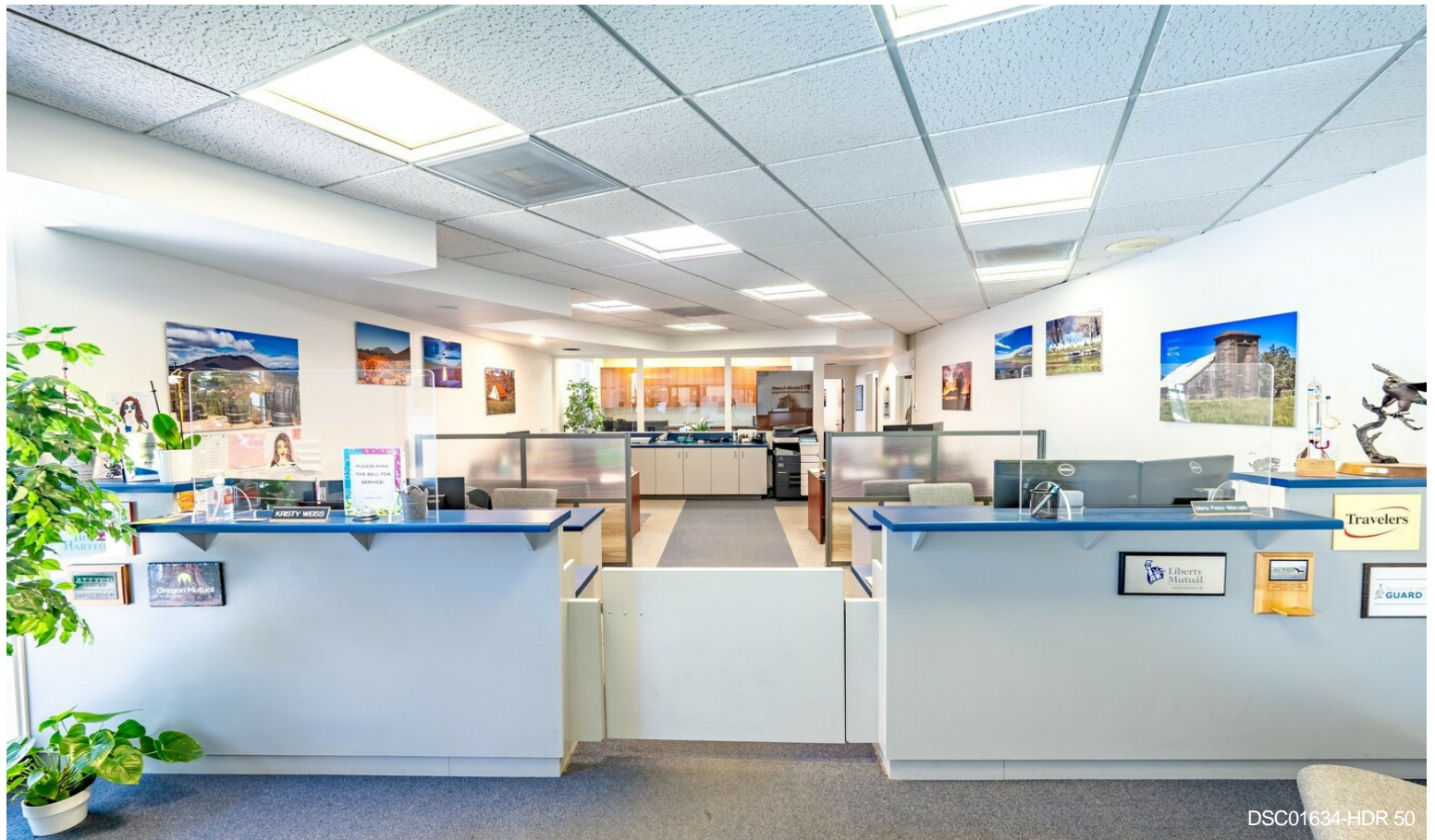


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Property Photos



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