

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

- Purchase Price: \$795,000.00
- Four commercial rental units on the ground floor
- Three units leased with established businesses
- Current rents of \$4,140.00 per month
- Additional 1,402 SF available for lease
- Usable Basement space
- Paved parking lot secured with wrought iron gate
- Zoned Commercial Downtown (CD)
- Ideal for owner-user or an investor looking to expand their portfolio

Purchase Price: \$795,000.00

APN: #139-040-100

Lot Size: ±14,400 SF

Building Size: ±5,154 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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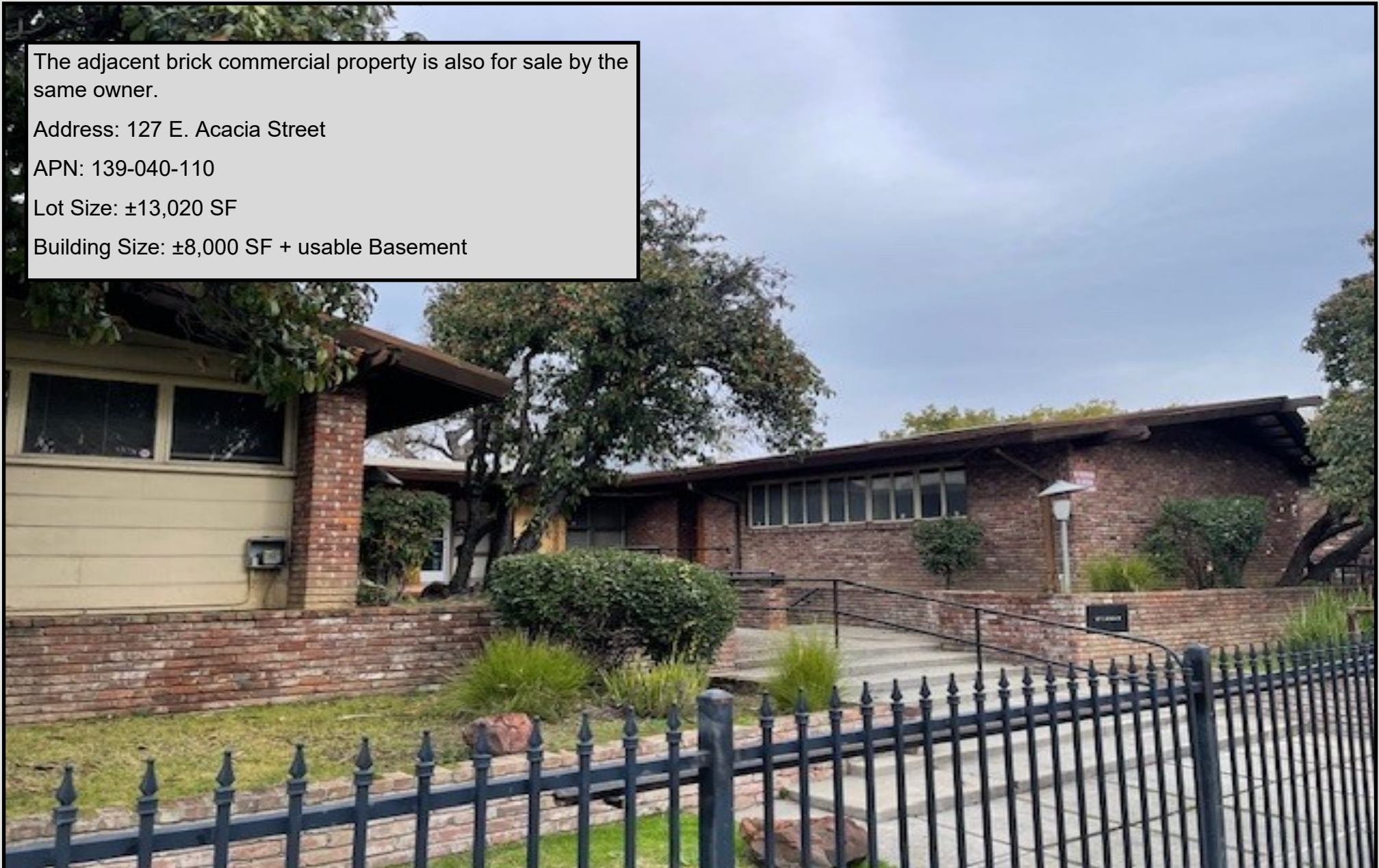
The adjacent brick commercial property is also for sale by the same owner.

Address: 127 E. Acacia Street

APN: 139-040-110

Lot Size: ±13,020 SF

Building Size: ±8,000 SF + usable Basement

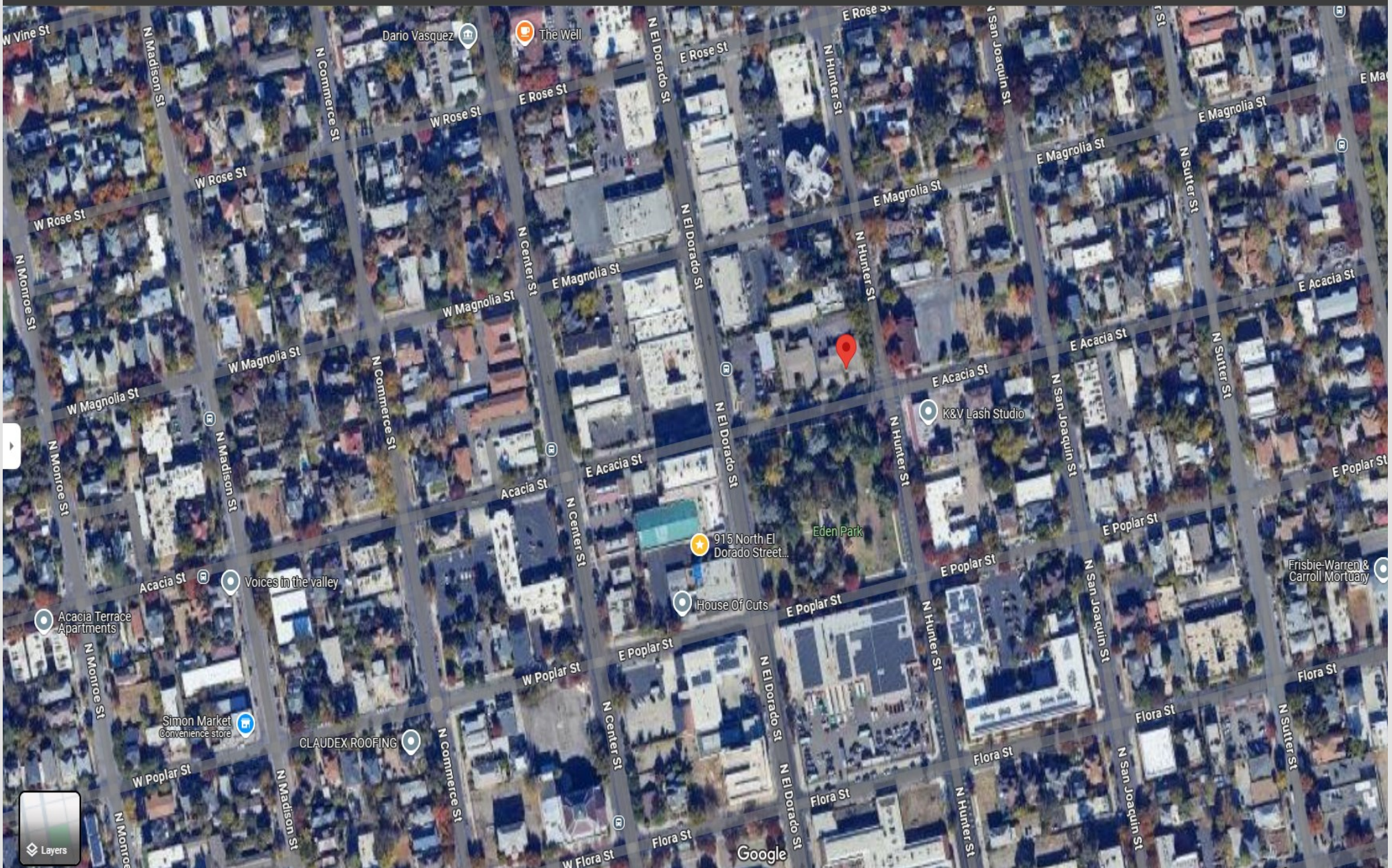


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