

PYTHIAN BUILDING



BURNS GROUP
HISTORIC STOCKTON



FOR SALE PYTHIAN BUILDING 47 N. Grant Street

This historic building has four leased commercial spaces on the ground floor, with seven apartments planned for the second floor.

Property includes a paved and gated parking lot next door.

- **Strong Income Potential:** With established businesses on the ground floor and the possibility of residential units above, this property offers diverse revenue streams and the potential for strong returns.
- **Urban Development Growth:** Positioned in a rapidly developing area, this property is poised for appreciation as demand for both commercial and residential space continues to rise.
- **Flexibility and Expansion:** The combination of commercial and residential options, along with the spacious basement and workshop, allows for various future development strategies.

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Stockton, California



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Building Statistics

- Purchase Price: \$1,265,000.00
- ±12,000 SF on two floors
- +5,000 SF Basement
- Paved parking lot next door, secured with wrought iron fencing
- Historic building codes allow enormous construction flexibility and benefit
- Zoned Commercial Downtown (CD)
- Strong rental history with solid businesses on the ground floor.
- Ideal for an investor looking to expand their portfolio.
- Opportunity to capitalize on the growing demand for residential spaces in urban areas.

Purchase Price:	\$1.265 million
Pythian Building:	47 N. Grant Street: APN# 149-180-150
Lot Size:	6,000 SF
Building Size:	12,000 SF
Parking Lot:	736 E. Weber Ave.: APN# 149-180-140
Lot Size:	4,000 SF



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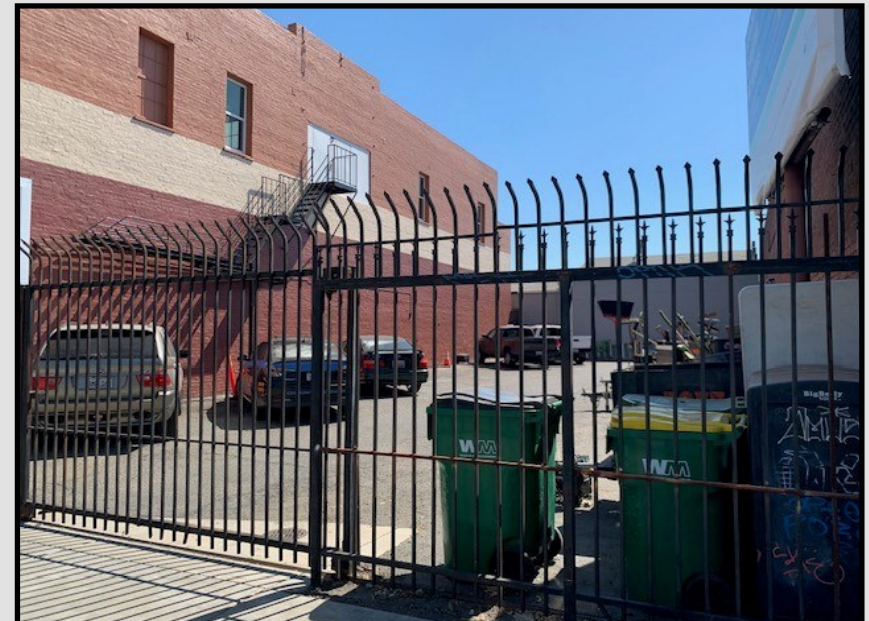
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INVESTMENT HIGHLIGHTS

This commercial building is a versatile investment opportunity that combines commercial and residential potential. The ground floor features a thriving mix of businesses that bring immediate rental income, while the upper floors can be transformed into desirable lofts or apartments.

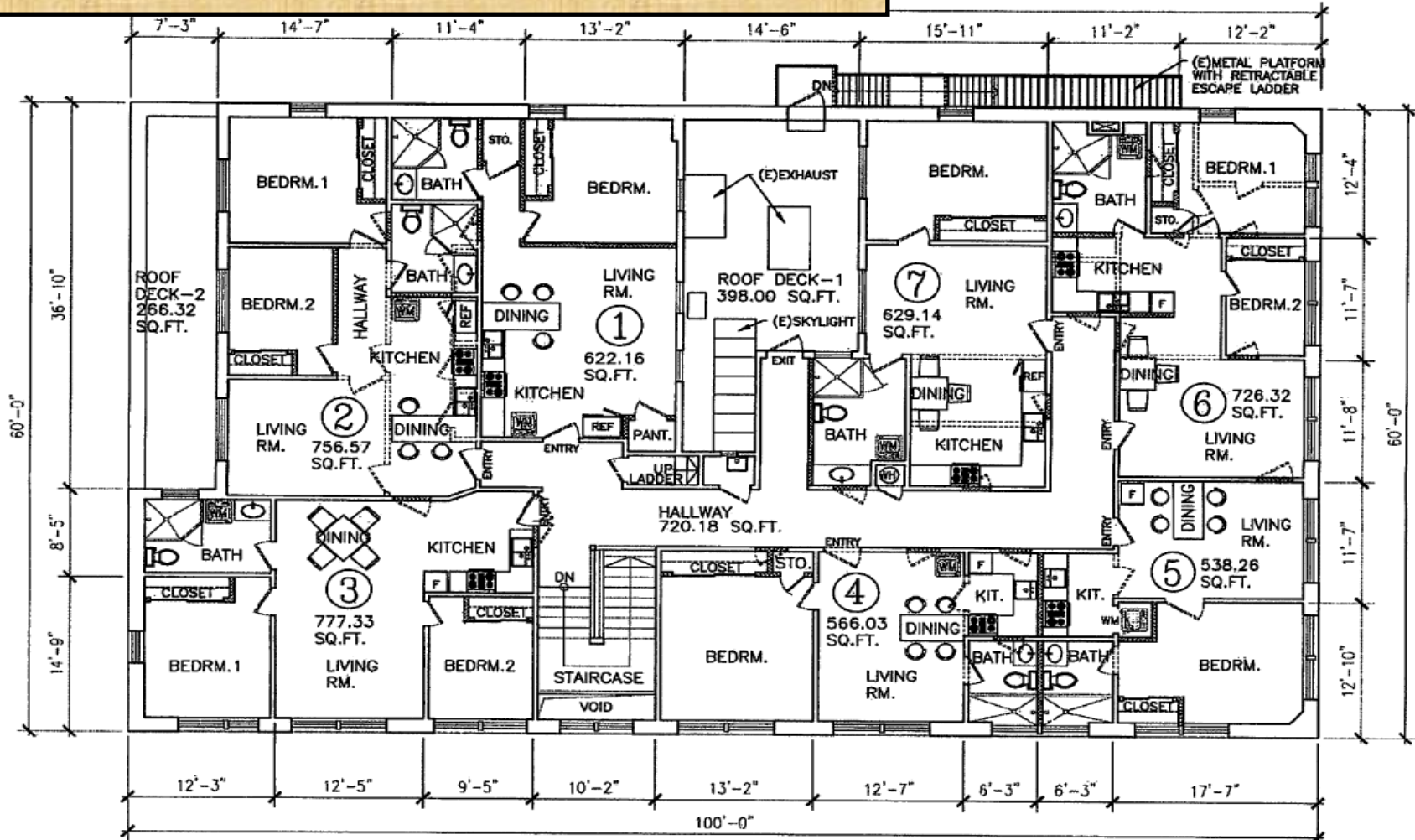
With a generous 5,000 sq ft basement and additional features like a parking lot and workshop, this property is perfect for investors looking to maximize returns.

- **Diverse Commercial Space:** The ground floor is fully leased to a variety of commercial businesses, ensuring a strong cash flow and vibrant community presence.
- **High Visibility:** Large storefronts with expansive windows enhance visibility, attracting customers and boosting foot traffic.
- **Potential for Lofts/Apartments:** The upper levels offer ample space for conversion into modern lofts or apartments, catering to the growing demand for urban living. Flexible layouts can accommodate various unit sizes, from chic studios to spacious multi-bedroom apartments.
- **Natural Light and Views:** Large windows on the upper floors provide abundant natural light and stunning views of the city skyline, creating an attractive living space.
- **Basement Versatility:** The expansive basement offers storage possibilities
- **Workshop Area:** A dedicated workshop on the property provides additional utility, ideal for businesses needing workspace.
- **Convenient On-Site Parking:** A large parking lot enhances the property's appeal, providing easy access for customers and tenants. Ample parking is a rare commodity in urban settings, adding significant value to this investment.





PROPOSED LAYOUT FOR SEVEN LOFT APARTMENTS ON THE SECOND FLOOR



PROPOSED 2ND FLOOR PLAN

SCALE 1/8"=1'-0"

(NEW APARTMENT UNITS)



LEGEND:

- NEW STUD WALL
- EXIST. STUD WALL
- WALLS TO BE DEMOLISHED

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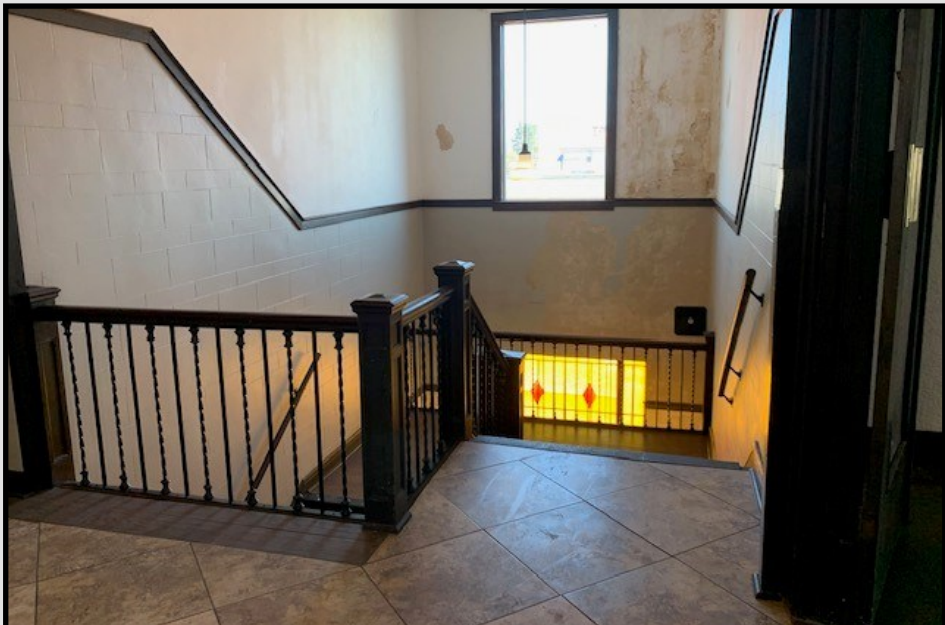


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A Bit of History

This building was originally known as the Builders Building.

It was most likely designed by the architectural firm of Davis, Heller and Pearce, who located their offices on the building's second floor after construction. The architectural firm is well-known for their work at the University of Pacific, also located in Stockton.

By 1950, the Grand Lodge of Knights of Pythias were officially listed here, at which point the building name was likely changed to the Pythian Building.

Stockton City Directories list these businesses as being housed in the building:

LF Johnson Used Cars (1937)

Western Farm Workers (1940)

C. J. Franke Electrical Supplies (1940)

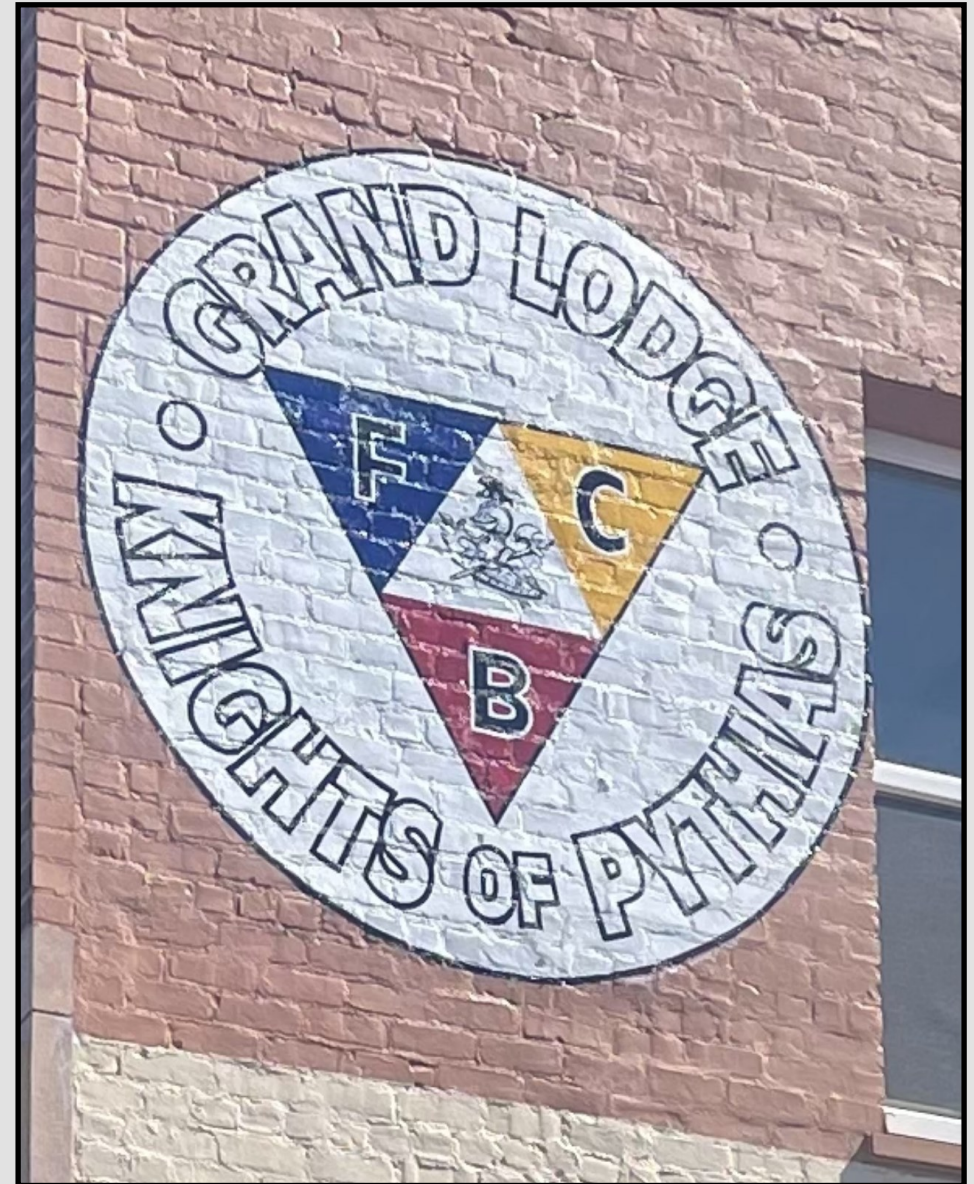
Boy Scouts of America (1945)

Sattui Saddle Shop (1976)

Miller Hays Co. Sheet Metal Works (1976)

Washburn Realty (1976)

H. P. Fischer Tile and Marble (1976)



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