

127 E. ACACIA STREET

Stockton, California



BURNS GROUP
HISTORIC STOCKTON



FOR SALE

127 E. ACACIA STREET

±8,000 SF

*Freestanding commercial
brick building on a busy
midtown street*

*Located across from Eden Park,
the property includes a private
paved & gated parking lot*

*Ideal for all types of medical
uses, aestheticians, salons, or
general office use*

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: \$595,000.00
- Many possibilities for this brick building
- Currently demised for medical uses with exam rooms, labs, offices, waiting areas, multiple restrooms, and usable basement space
- Can be purchased with the adjoining brick building (141 E. Acacia Street) for an incredible investment package!
- Paved parking lot secured with wrought iron gate
- Zoned Commercial Downtown (CD)
- Ideal for medical, dental, counseling, aestheticians, spa services, or general office of all types

Purchase Price: \$595,000.00

APN: #139-040-110

Lot Size: ±13,020 SF

Building Size: ±8,000 SF



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INVESTMENT HIGHLIGHTS

This brick commercial building is a versatile investment opportunity. With $\pm 8,000$ square feet and an attached gated parking lot, it's an inviting place for businesses to locate.

- **Commercial Space:** Lots of opportunity for this freestanding building. Currently built-out for medical uses, it can be repurposed in any direction. CD zoning allows for a wide range of business uses.
- **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.
- **Graceful views:** Property looks out onto the beautiful Eden Square Park.



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141 E. Acacia Street

APN: 139-04100

Building Size: ±5,152 SF; Lot Size: 27,420 SF

Current rents of \$4,140.00 per month

Purchase both adjoining properties and own almost the entire block!

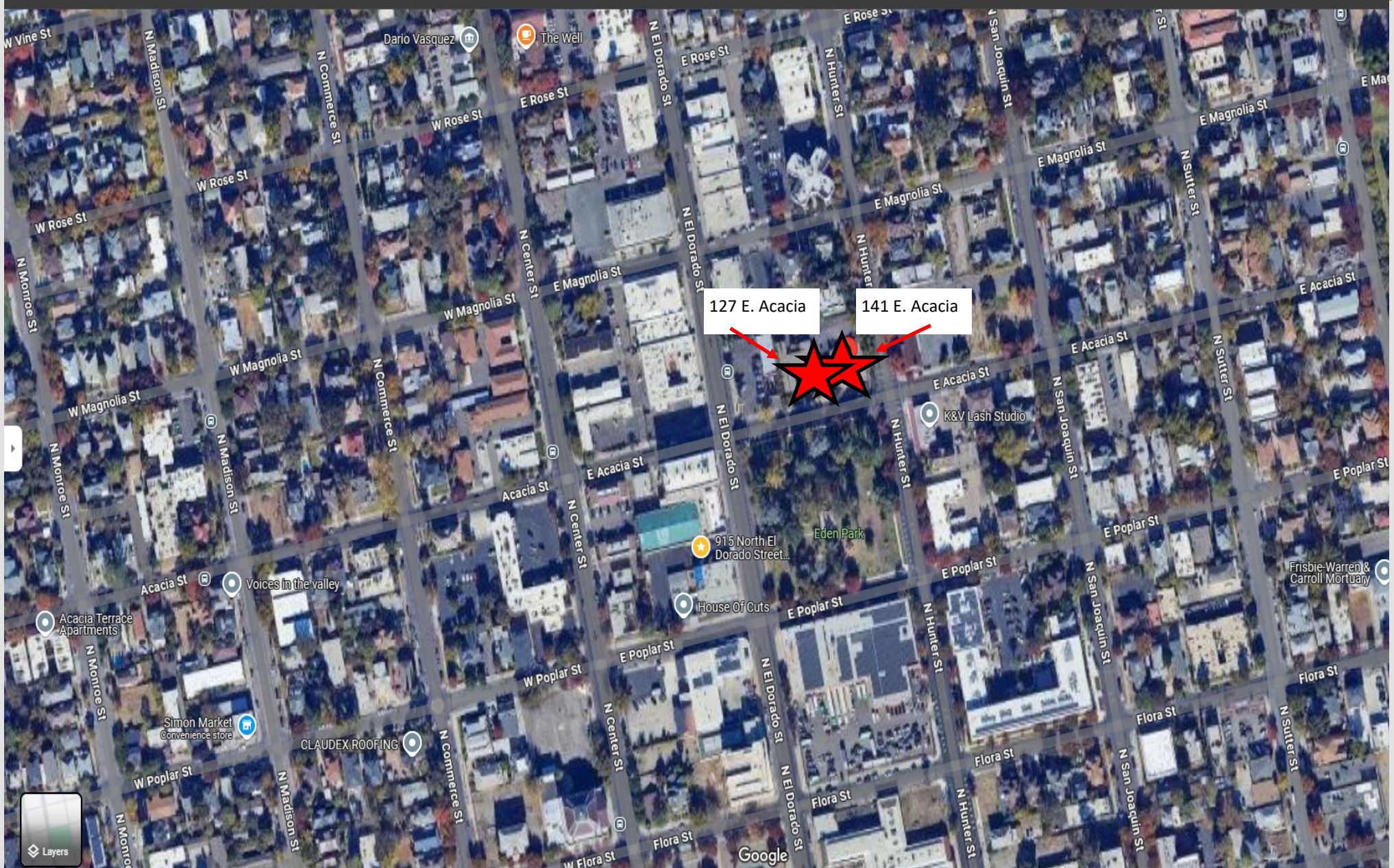


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