



Hotel Merrill - 32 S. American St. Multi-Tenant Building for Sale

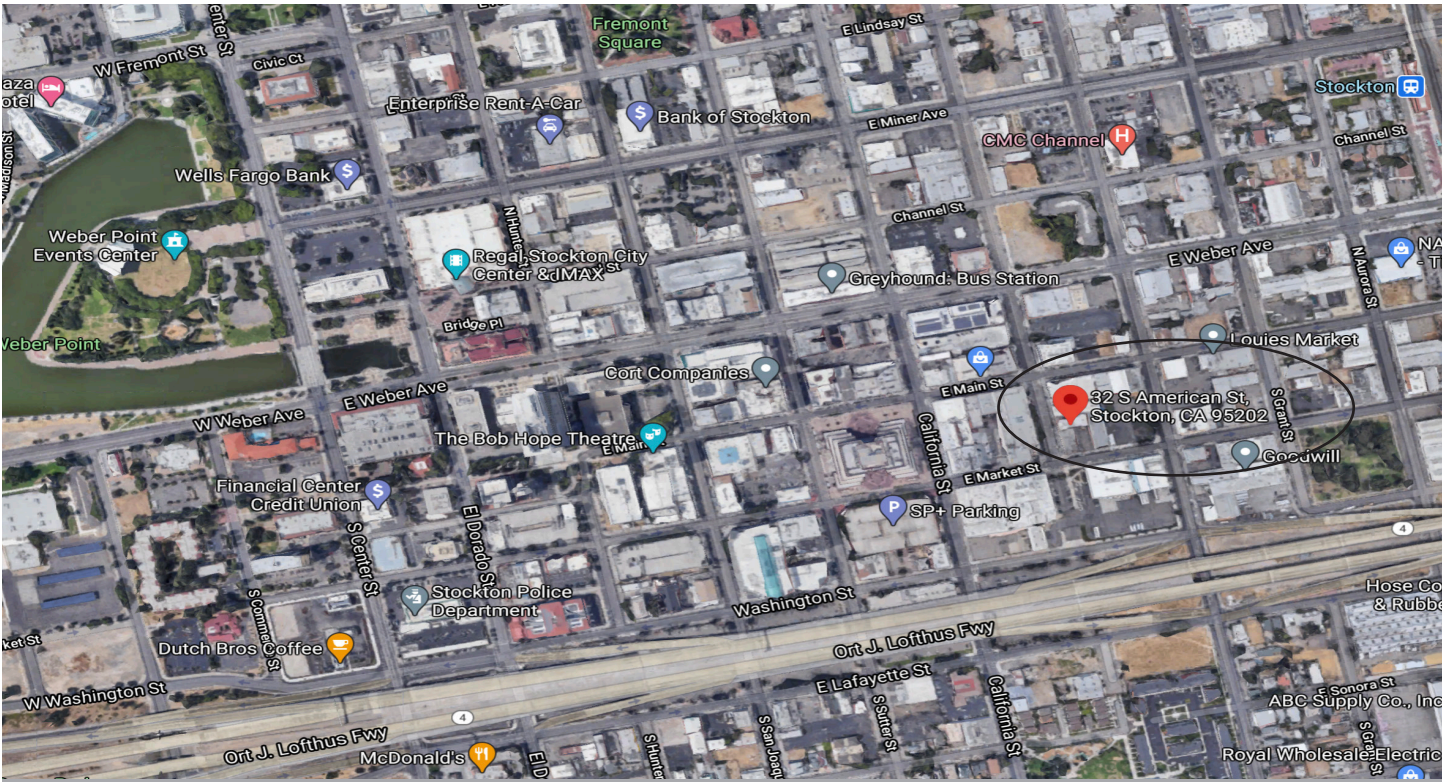


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The 12,109 SF building has 29 jack-and-jill studio units on the upper floors that provide positive cash flow at a 7.4% Cap Rate. Two vacant retail spaces on the ground floor create a value-add opportunity. Large 4,000 SF basement for storage. Included in the sale is a 5,000 SF paved and gated income-producing parking lot adjacent to the building. Located in Stockton's Opportunity Zone.

- 29 residential units on three floors
- Shared kitchen facility
- Two vacant ground floor retail spaces available to renovate and lease
- Low maintenance brick exterior
- 8 security cameras in place
- Walkable score of 92
- Zoned Commercial Downtown (CD)
- Neighboring businesses are TEAM Charter School (K-8th Grade), Trail Coffee Roastery, and CalMain lofts with 30 new loft apartments almost completed
- Huge potential for growth on this busy block!



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