



634 E. Main Street
Multi-Use Conversion Property for Sale

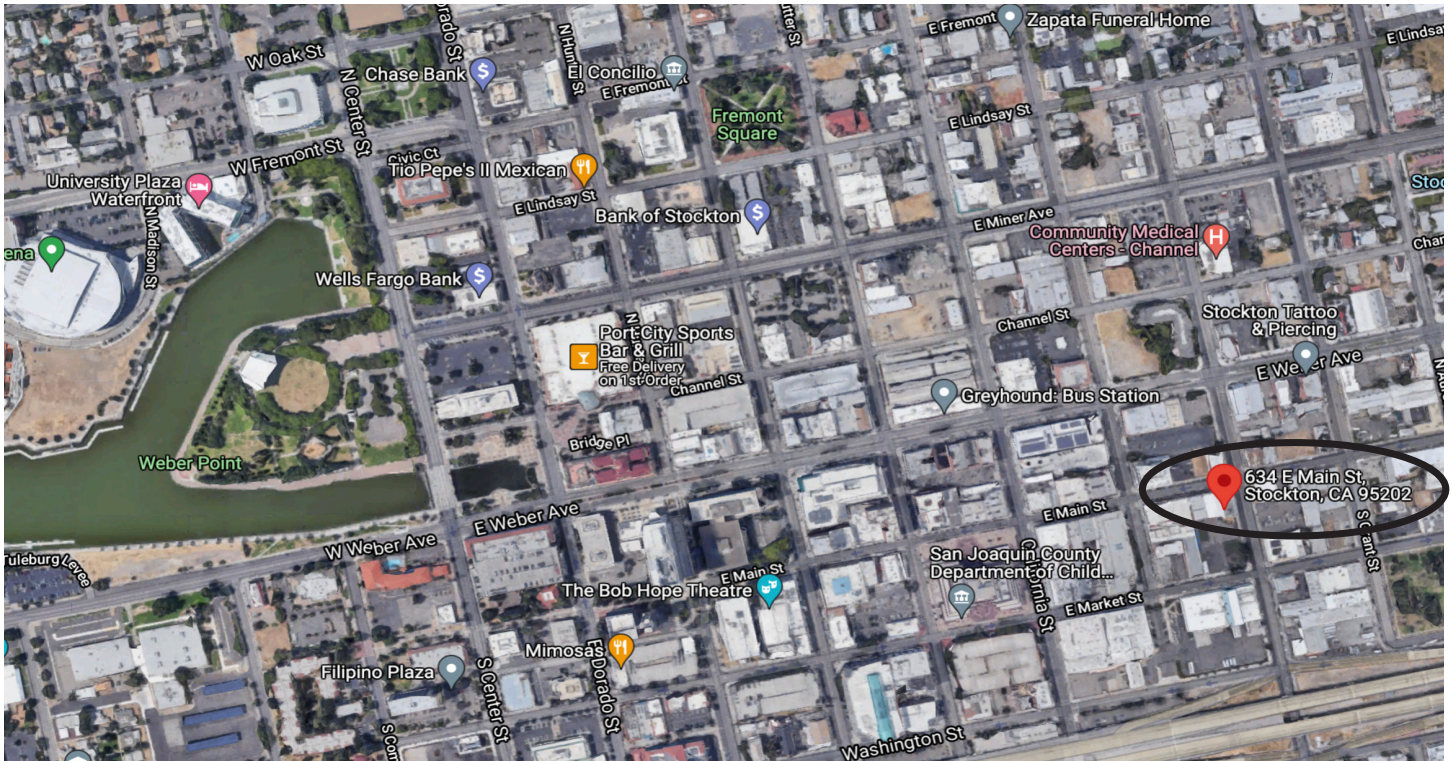


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634 E. Main Street Multi-Use Conversion Property for Sale



634 E. Main - Commercial Property for Sale

Located in Stockton's Opportunity Zone, this three-story property offers many development opportunities. The building is 9,800 SF on the First and Second Floors, with an additional 4,900 SF of usable space on the Third Floor and a full usable basement of 4,900 SF. The First and Second Floors are built-out as office space. The Third floor is all open with high soaring ceilings. This property is a great size for an owner user, program space, art studio, or residential loft conversion.

- Property is in Stockton's OPPORTUNITY ZONE!
- Busy Main Street location next to TEAM Charter School
- Three-story building with 4,933 SF per floor
- Full usable Basement of 4,933 SF
- First and Second Floors built-out for office use with two restrooms on each floor
- Third Floor and Basement provide additional square footage for future development
- Zoned CD (Commercial Downtown), which allows for most commercial uses including Residential
- Property is well-positioned for residential conversion—located a block from two large loft conversion projects bringing 42 new apartments to Main Street



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