



# 526 E. Main Street Multi-Use Conversion Property for Sale



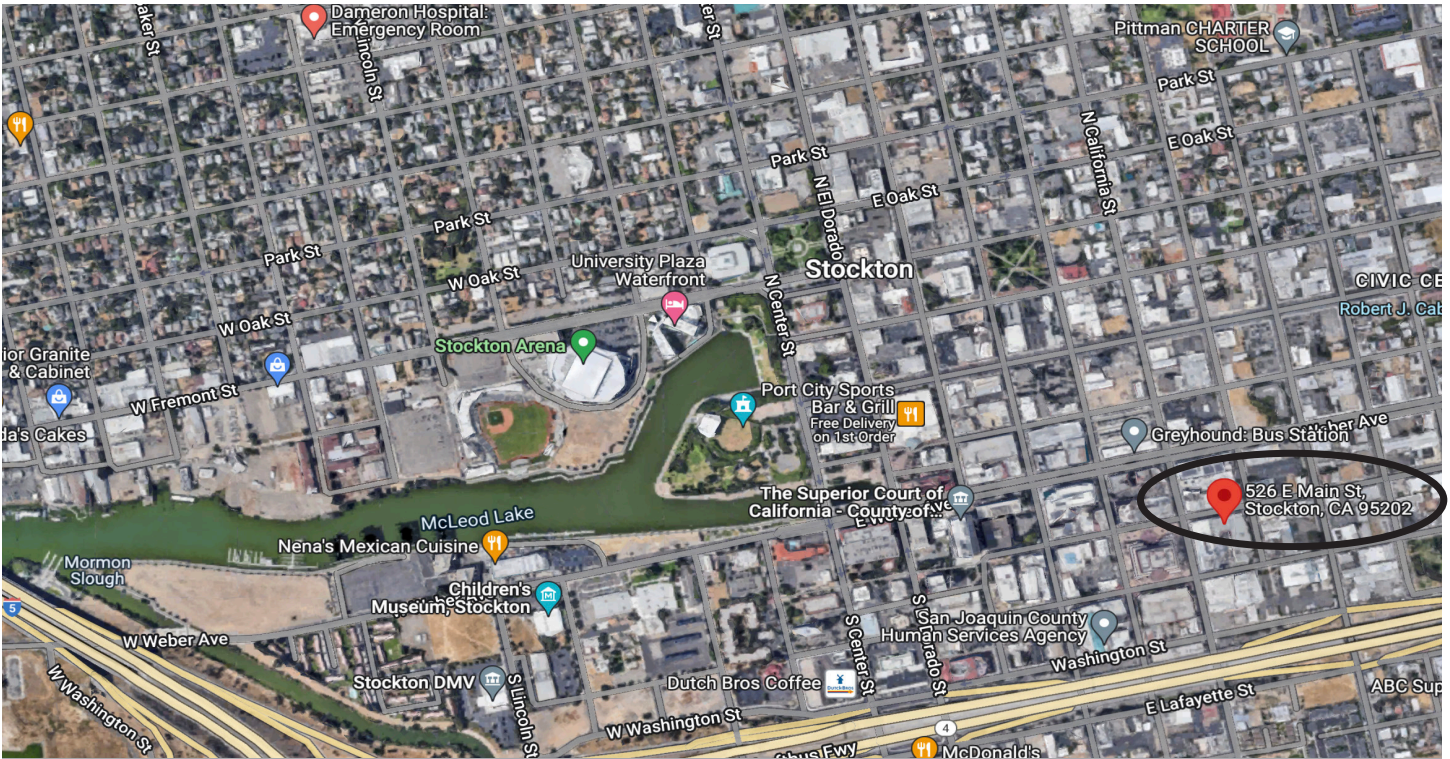
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# 526 E. Main Street Multi-Use Conversion Property for Sale



## 526 E. Main - Commercial Property for Sale

This three-story free-standing building is an ideal residential conversion project! Built in the early 1900's, the building still retains many of its original Craftsman details.

The ground floor has three commercial units, two of which are currently leased. The upper floors were originally built-out as residential apartments and can be renovated for modern use. Purchase includes twelve private parking places in the gated lot behind the property.

This is a great block of Main Street with 42 loft apartments already under construction, a Charter School on one end and a coffee roastery on the other.

- Twelve private parking spots behind building in a paved, gated lot
- Low maintenance brick exterior
- Ground floor has 3 commercial units—two are leased M to M:

#526 Multimedia/Videographer, \$1,360/mo including one parking space #528 Thrift Store, \$650/mo  
#530 Storefront with stairs—currently vacant  
Additional Parking Spaces are leased at \$565/mo

- Two upper floors ideal for converting to residential lofts
- Historic building codes allow enormous construction flexibility and benefit
- City of Stockton will reimburse certain permit fees for residential construction



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