

**PYTHIAN BUILDING**  
For Sale  
Stockton, California



**BURNS GROUP**  
HISTORIC STOCKTON



**FOR SALE**  
**PYTHIAN BUILDING**  
**47 N. Grant Street**

Beautiful Historic Property in  
Heart of Downtown

Four ground floor tenants provide  
strong cash flow with monthly  
income of +/- \$7,000.00

Potential to convert Second Floor to  
Seven Loft Apartments

Convenient Onsite Parking in  
attached private gated parking lot

Garage/Workshop for additional  
utility, ideal for businesses needing  
workspace

Large 5,000 SF Basement offers  
options for use or storage

Signage opportunities or income  
from Billboard

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## BUILDING STATISTICS

- Purchase Price: \$1.1 million
- **Seller financing available!**
- ±12,000 SF on two floors, plus 5,000 SF Basement
- Private 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:	\$1,100,000
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



## PYTHIAN BUILDING

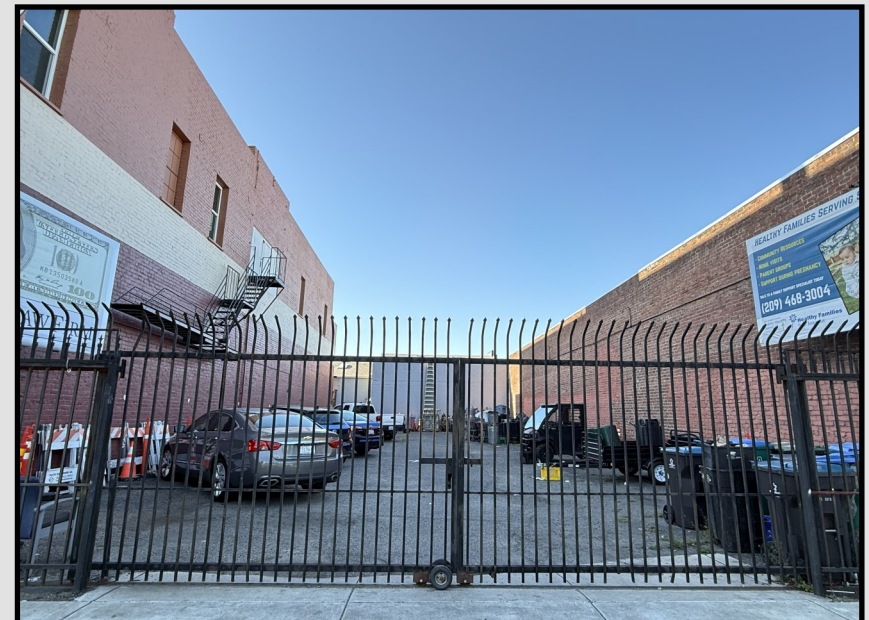
Stockton, California



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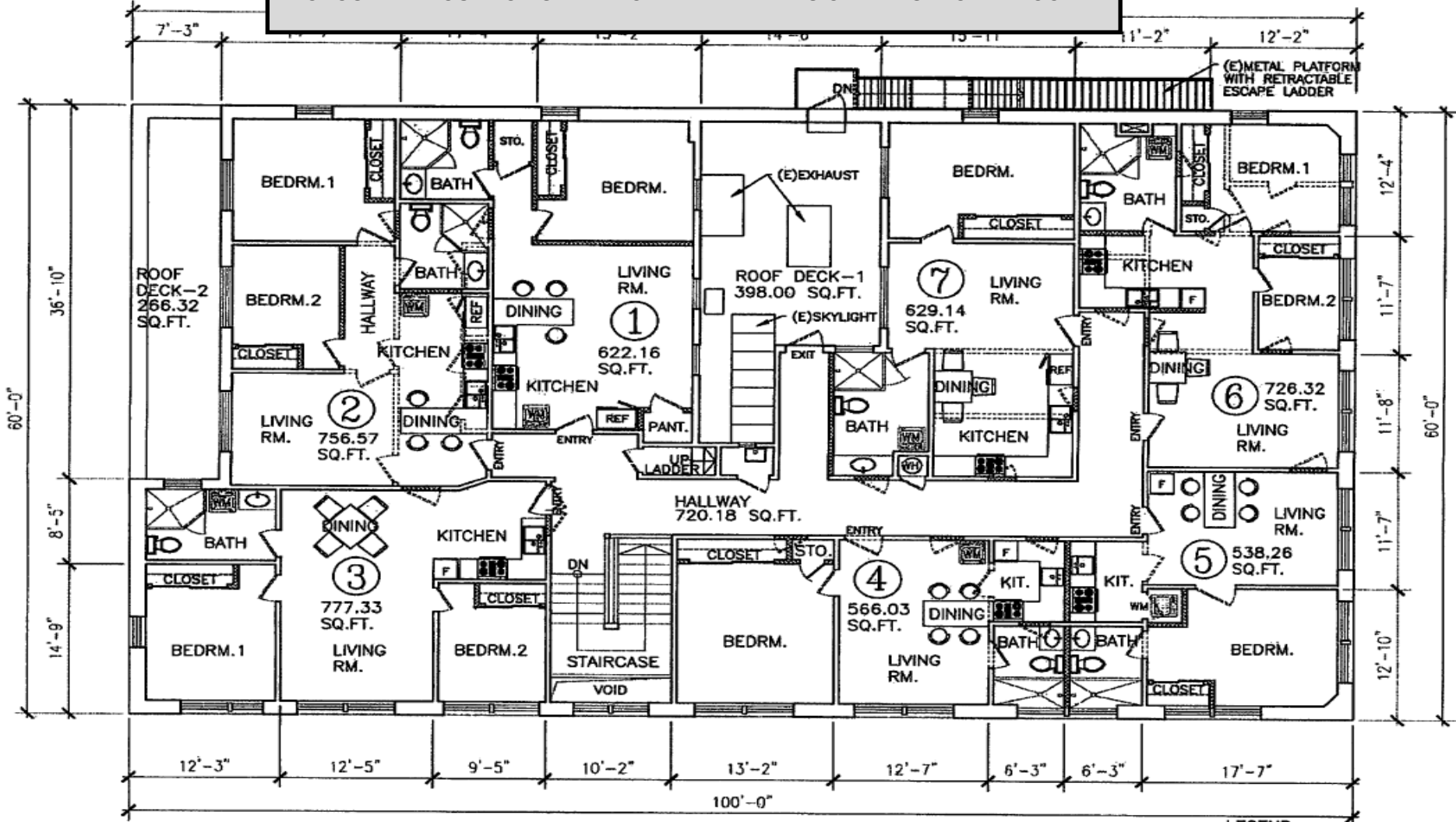
## PROPERTY HIGHLIGHTS

- **STRONG CASH FLOW.** Monthly rents of \$7,000.00 from the three retail units on Weber, and the Downtown Stockton Alliance as anchor tenant in the workshop and parking lot.
- **POTENTIAL FOR LOFTS ON UPPER FLOOR.** The plan for seven apartments on the upper level was approved by City of Stockton—just needs to be renewed. Flexible layout can accommodate various unit sizes, from studios to multi-bedroom apartments. Several successful residential conversion projects within a few block radius.
- **CONVENIENT ONSITE PARKING.** Private paved and gated parking lot included for added value. Close to ACE rail station for easy commuting.
- **WORKSHOP AREA.** A dedicated workshop on the property provides additional utility, ideal for businesses needing workspace.
- **LARGE USABLE BASEMENT.** The expansive 5,000 SF basement offers options for use or storage.
- **BILLBOARD.** Additional income from leased billboard, or use for signage.
- **BUILDING IMPROVEMENTS.**
  - New A/C units installed in three ground floor retail units
  - New windows installed throughout the second floor
  - New colored glass windows installed to replace the original stained glass
  - Newly painted exterior
  - Interior electric upgraded as needed for retail shops and building (excluding workshop)
  - Plumbing upgraded as needed
  - All retail shops include a usable Mezzanine level
  - Security system and cameras





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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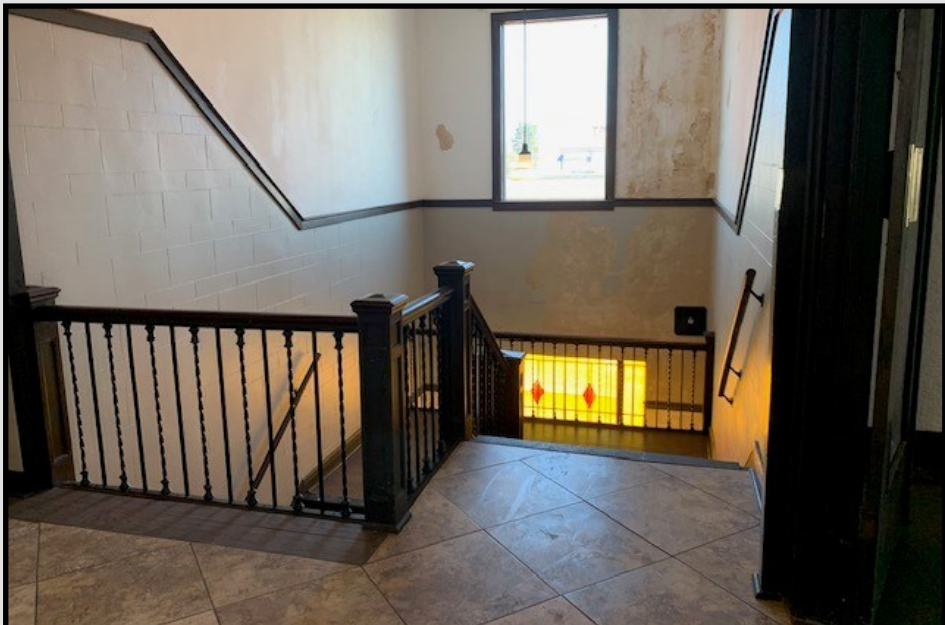


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### A Bit of History

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)

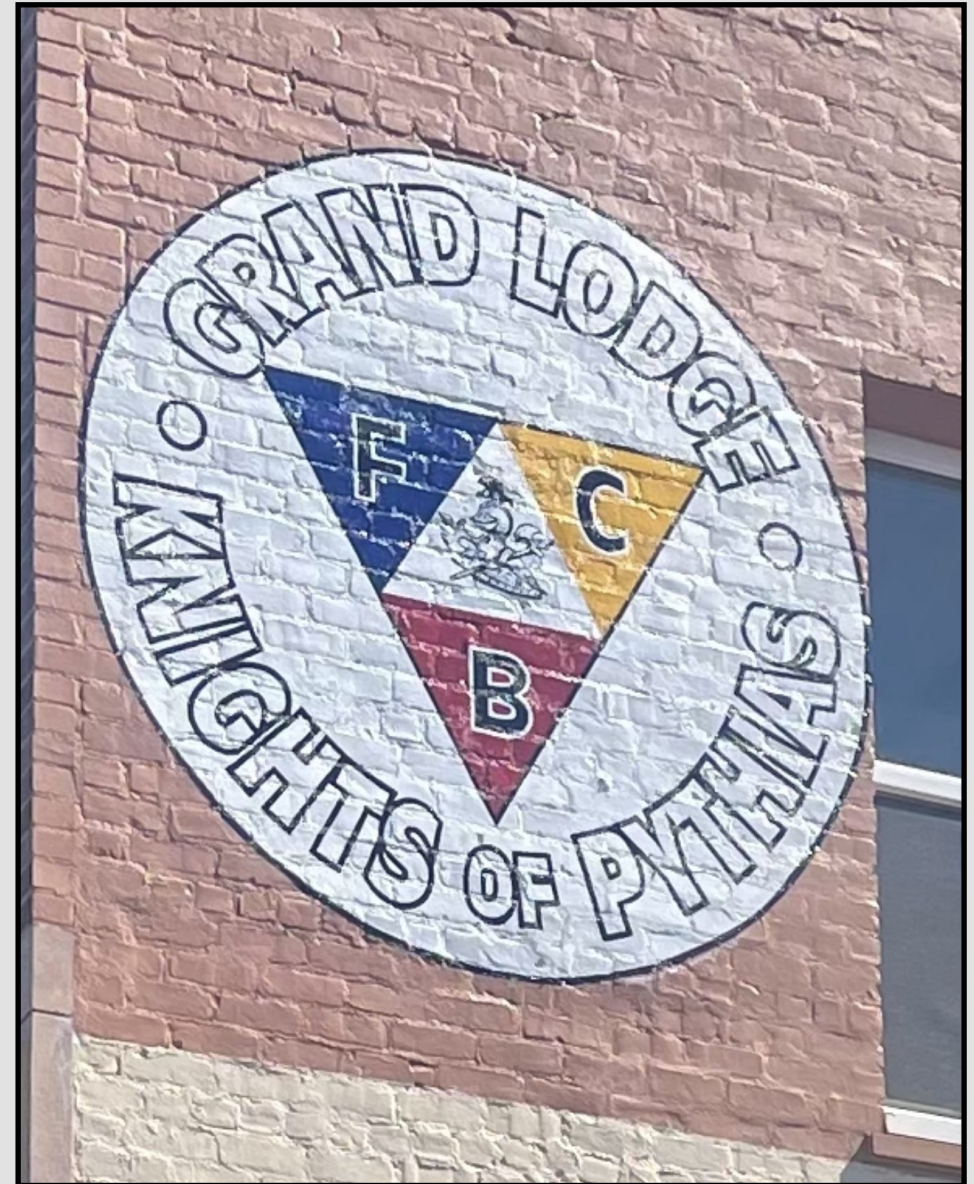
Boy Scouts of America (1945)

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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