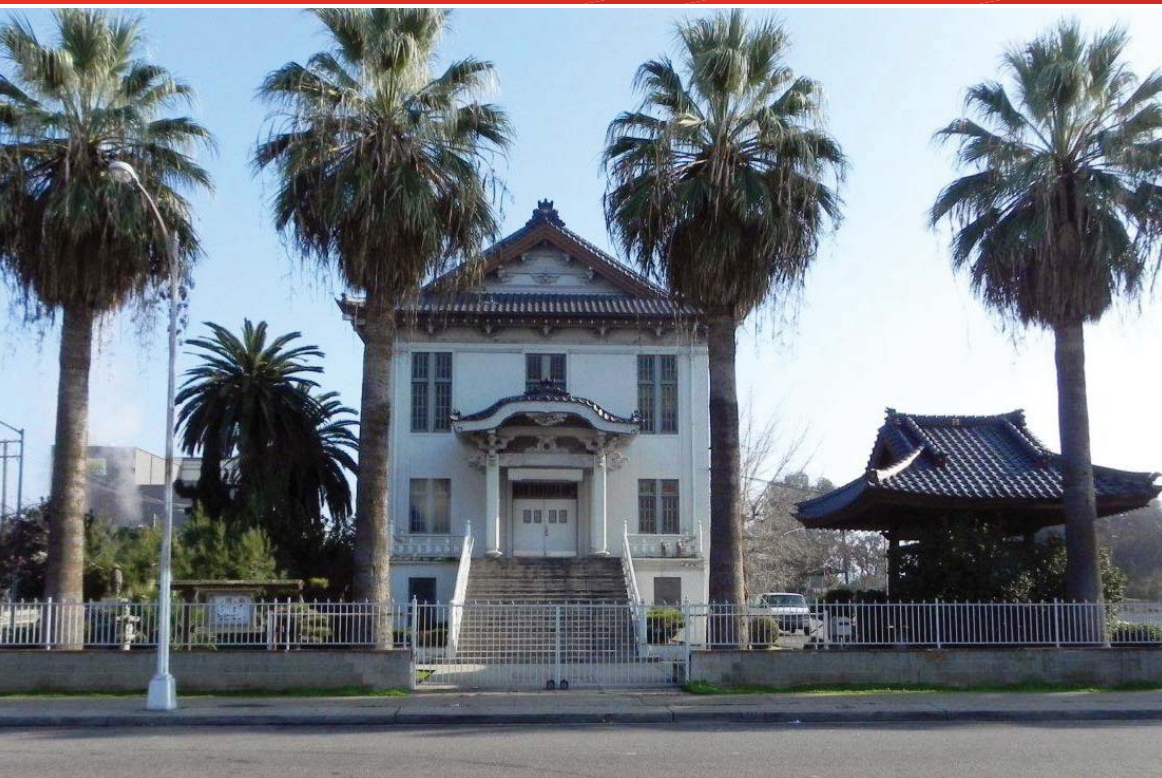


FOR SALE > FRESNO BUDDHIST CHURCH & MEETING HALL

# 1340 Kern Street

FRESNO, CALIFORNIA



## PRICE REDUCED!



### HISTORIC FRESNO LANDMARK

24,166 SF  
Fresno Buddhist Church and Meeting Hall

### SIZE

Temple Building:  
11,774 SF

Meeting Hall/Annex Bldg:  
12,392 SF

Lot Size:  
2.11 Acres

### Contact Us

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### BUILDING AMENITIES

- **\$850,000**
- Fresno Landmark
- Quick Freeway 99 Access
- Ample Parking (97 Striped Spaces)
- Many Nearby Amenities

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# Property Summary

1340 KERN STREET, FRESNO, CALIFORNIA



## Building Amenities

- > Location: 1340 Kern Street ("E" Street and Kern Street).
- > Total Size: Approximately ±24,166 square feet.  
Buddhist Temple: ±11,774 square feet.  
Meeting Hall/Office Annex: ±12,392 square feet.
- > Parcel Size: Approximately 2.11 acres.
- > APN: 467-117-01
- > Purchase Price: \$850,000
- > Zoning: DTN (Downtown Neighborhood)



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# Historic Fresno Landmark

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1340 KERN STREET, FRESNO, CALIFORNIA

## Buddhist Temple:

Built in 1920, the Temple building is a Fresno landmark that sits prominently at the intersection of “E” and Kern Streets in downtown Fresno. It has three levels with the first two levels consisting of offices, classrooms and meeting rooms. The third level, up a marble staircase, is the Temple itself.

## Annex Building:

Built in 1961, the single story Annex building consists of a meeting/theatre hall (with stage) of ±6,400 square feet, a cafeteria/multi-purpose room, class/storage rooms and a full kitchen with walk-in pantries and a walk-in refrigerator. It also includes storage areas, large entrance area and two restrooms and a shower. It is fire-sprinklered.

The first Buddhist Church on this site was dedicated in 1902 and was a two and one-half story building designed, it is believed, by Kuninosuke Masumizo, a professional temple and shrine builder from Japan. On May 30, 1919, a fire destroyed the church, but the kishikusha (dormitory) behind it was saved. The current structure was designed by T. Kurashi and William C. Hays, Associates of San Francisco and dedicated in 1920. The roof tiles alone cost \$20,000.00. The basement rooms were used for the Japanese Language School classes, the first floor housed a small chapel, the Rinban's office, kitchen and library and the second floor served as the Hondo (main worship hall) and a Nokotsudo, which formerly held ashes of deceased church members. The building is open if there are no funeral services.

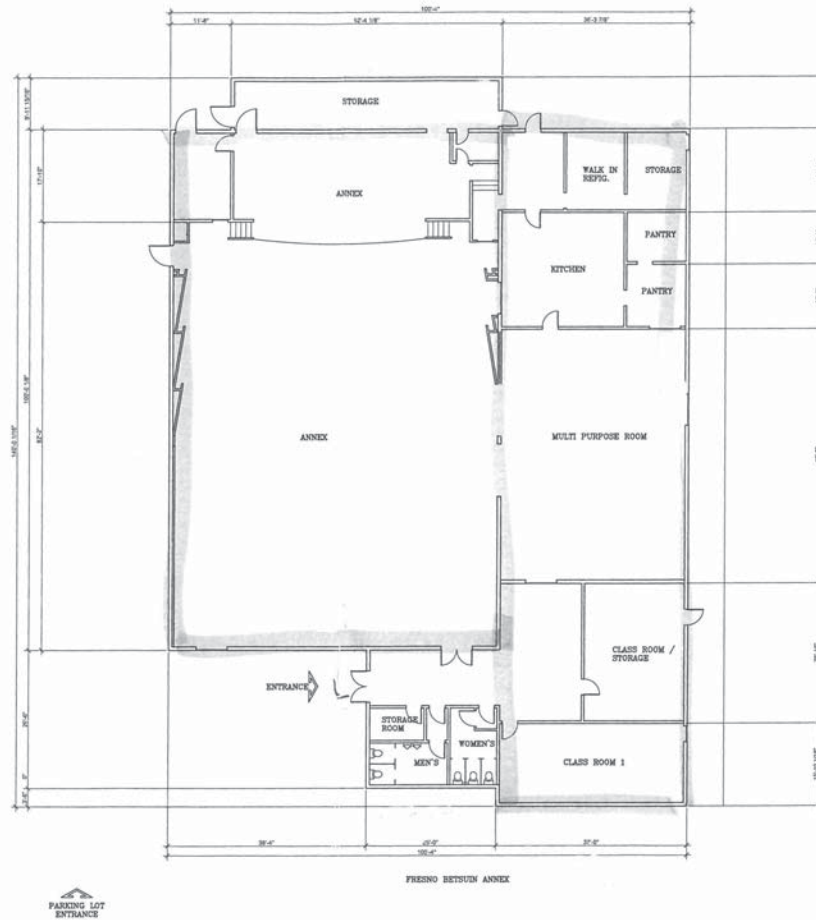
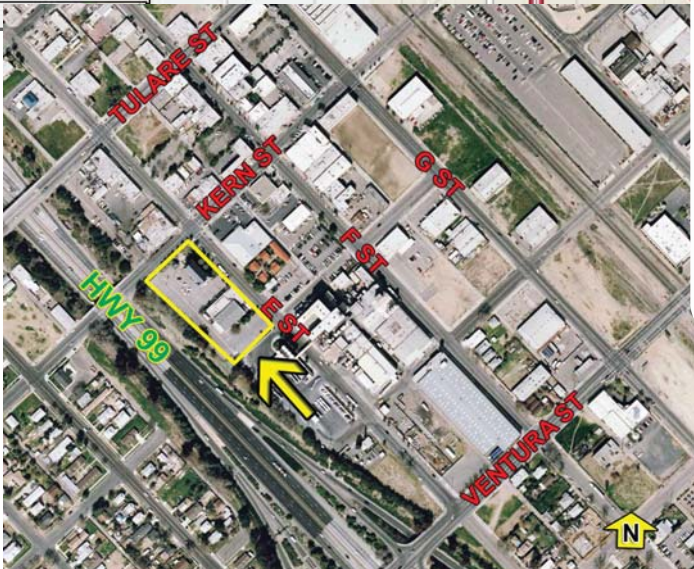
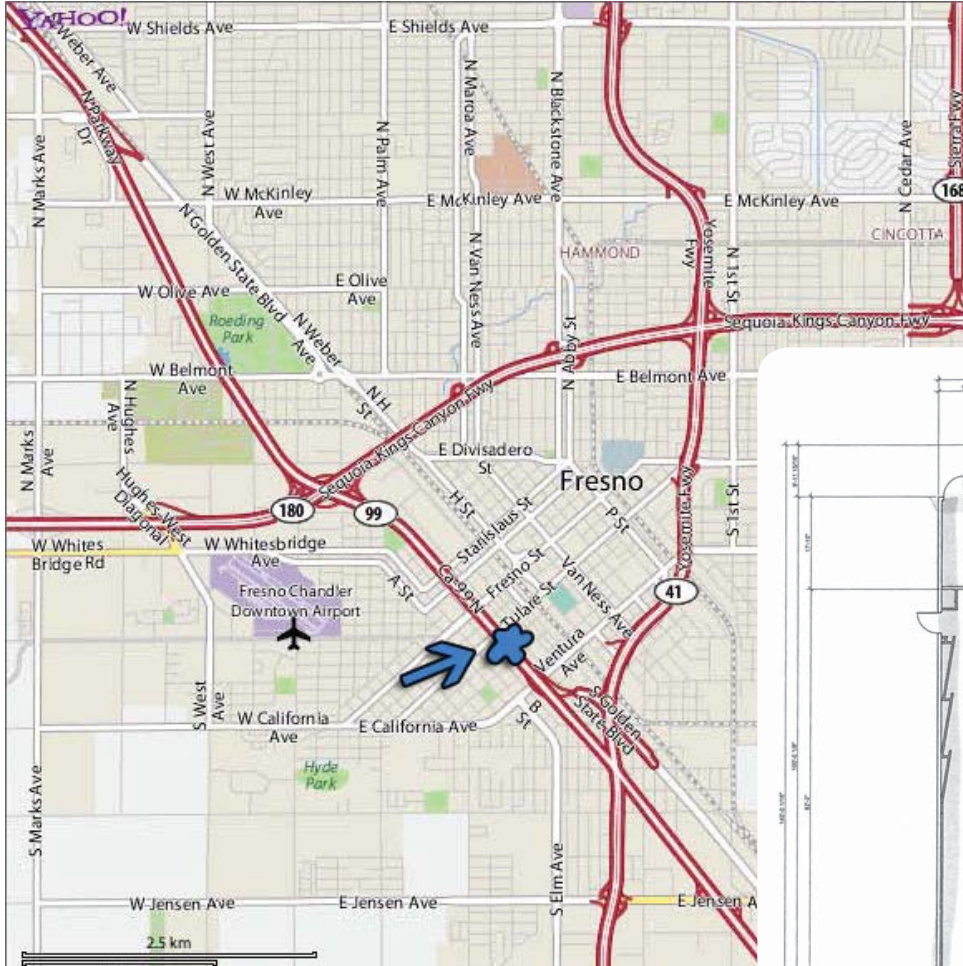
There are benefits for listing a building on the Local Register. Should your property be designated, you will have access to the California Historical Building Code (more lenient than the Uniform Code), you will be able to apply for preservation grants and loans (as they are available) and you will be eligible to purchase a historic plaque. Income producing properties that pre-date 1936 may also be eligible for either a 10% or 20% federal tax credit. Owners of designated historic properties may apply for a minor deviation from property development standards under the City's updated Zoning Ordinance. Most important perhaps, it will be more difficult for someone in the future to demolish the building as the theatre would constitute a historical resource under the California Environmental Quality Act (CEQA).

Historic properties are subject to “regulated permits”. In short, any work on the property, which entails a building permit, will first be reviewed by the Historic Preservation Project Manager, and if necessary by the Historic Preservation Commission. The general rule of thumb is to discourage major structural changes to the facade of the property. Owners of historic buildings can usually make most interior modifications to their buildings at will.

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# Aerial/Map/Floor Plan

1340 KERN STREET, FRESNO, CALIFORNIA



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