

**PRIME RETAIL/OFFICE BUILDING  
FOR SALE OR LEASE  
MARYSVILLE, CA**



Location: 430 C Street, Marysville, CA. The property is situated on the northwest corner of Fifth and C Streets, diagonally across from the Yuba County Courthouse.

Description: The building is a two (2) story, 7000SF ± (6000SF± down). Previous uses were a church, bank (vault still in place), post office, general office and a retail space.

Zoning: C-2, Community Business.

Parking: 30± parking spaces onsite.

Lot Size: 25100SF±

Sales Price: \$625,000.00

Lease Rate: \$3,650.00/month NNN

Comments: Very desirable property in downtown Marysville. Rare onsite parking.

FOR MORE INFORMATION CONTACT:

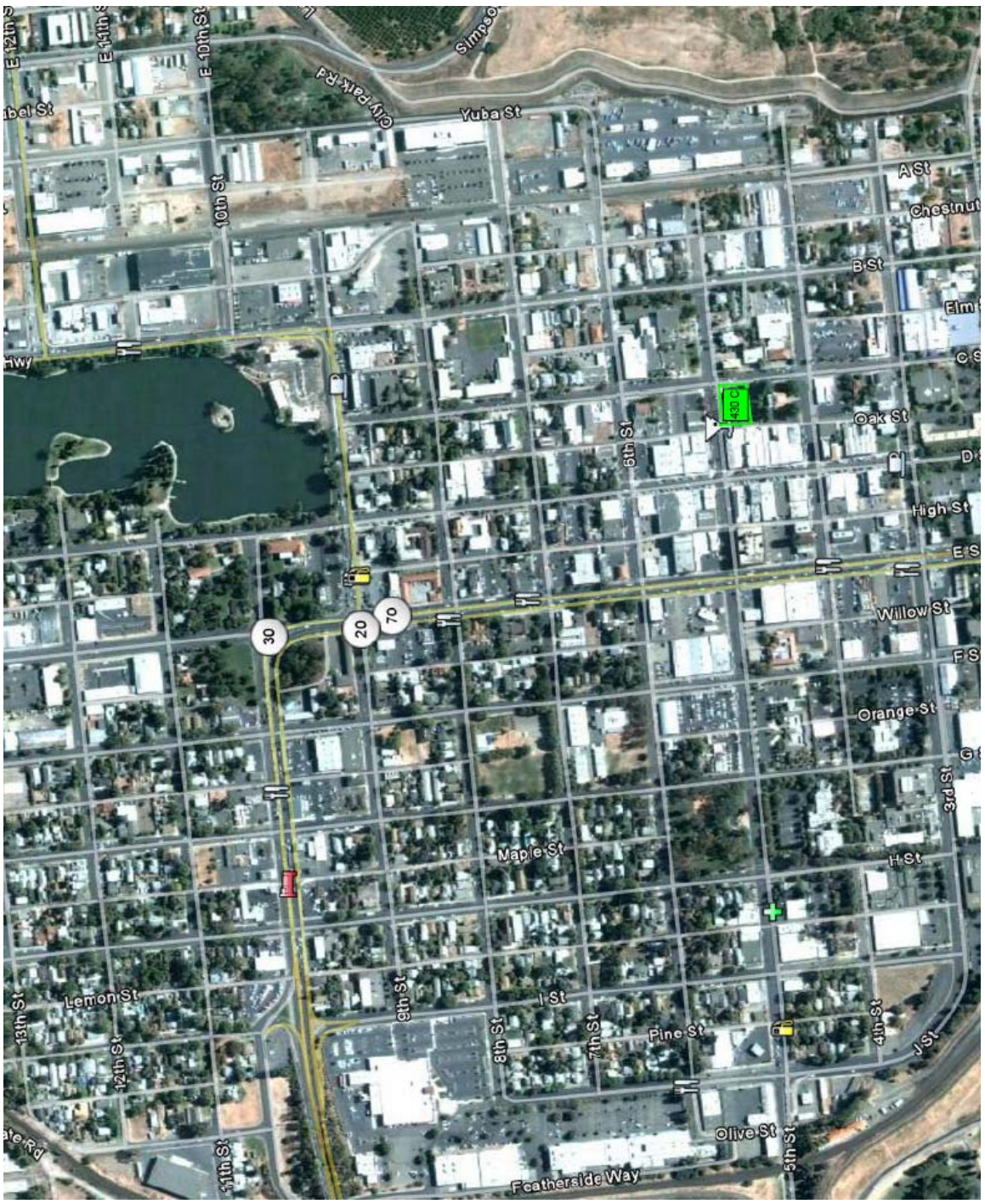
**FRED NORTHERN**

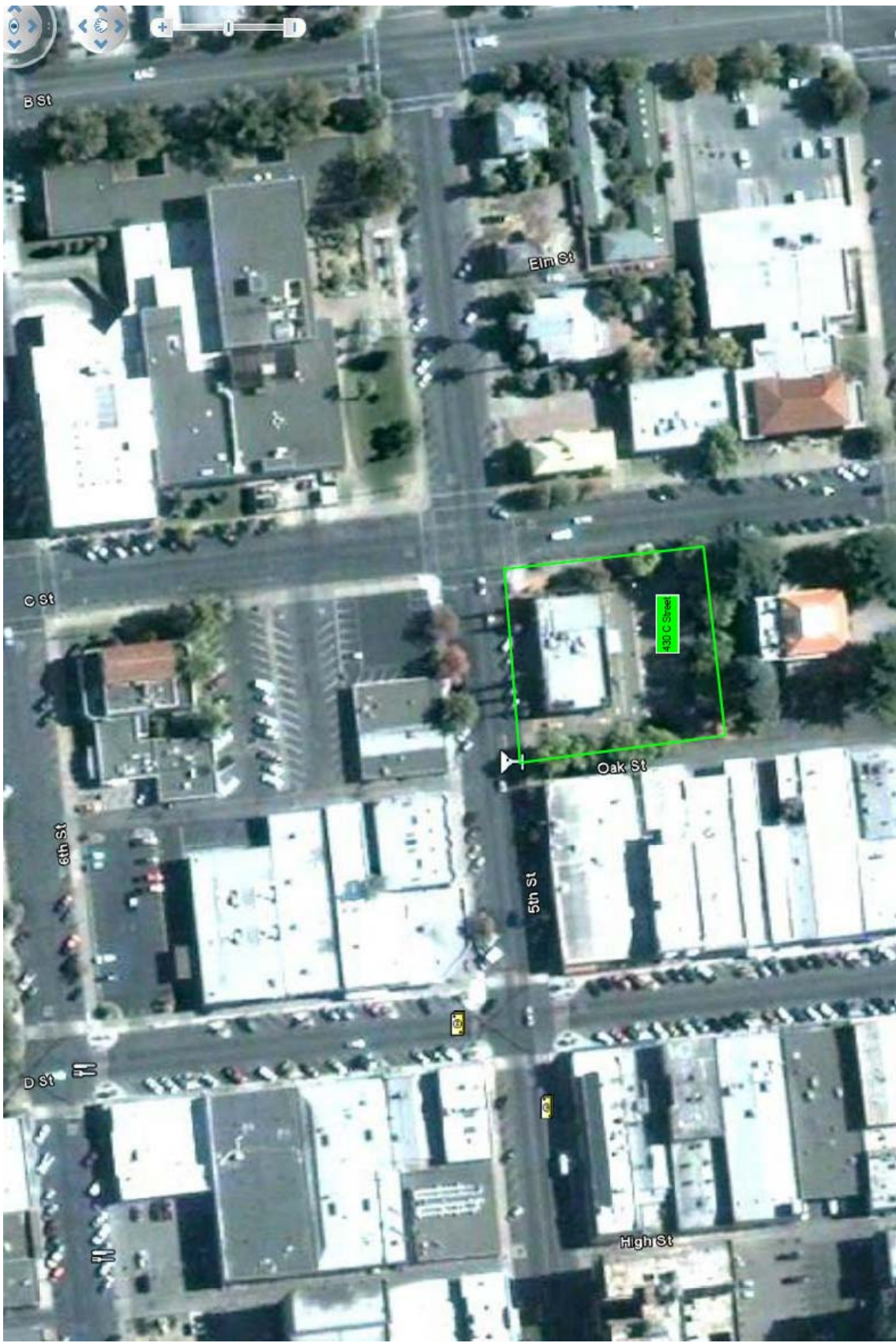
CA RE LIC#01075027

(530) 671-0000

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COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT





B St

Elm St

C St

430 C Street

6th St

Oak St

5th St

D St

High St

NOTE: This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

POR. OLD CITY

Tax Area Code  
 01-001 01-014  
 01-003 01-015  
 01-006 ST.

10-24

430 C Street

