

(530) **671-0000**^{x14} PRIME RETAIL BUILDING IN MARYSVILLE, CA

1007 LIVE OAK BLVD., SUITE A4
YUBA CITY, CA 95991

AVAILABLE FOR:

LEASE OR PURCHASE

525 E STREET (HIGHWAY 70) MARYSVILLE, CA

CONVENIENTLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 70 AND 6TH

PRICE REDUCTION! Now offered at \$585,000 for purchase. Seller Financing Available

- High Traffic-High Visibility location. Traffic count 37,000+ vehicles per day (Caltrans '09)
- Signalized corner location. 10,120 sq. ft. building. 19,892 sq. ft. lot
- ON-SITE PARKING...hard to find in Marysville
- 1,640—3,280—5,200—10,120 spaces available for lease
- Easy ingress and egress, visible signage on building, roll-up doors
- Asking \$0.60 per sq. ft. per month for lease

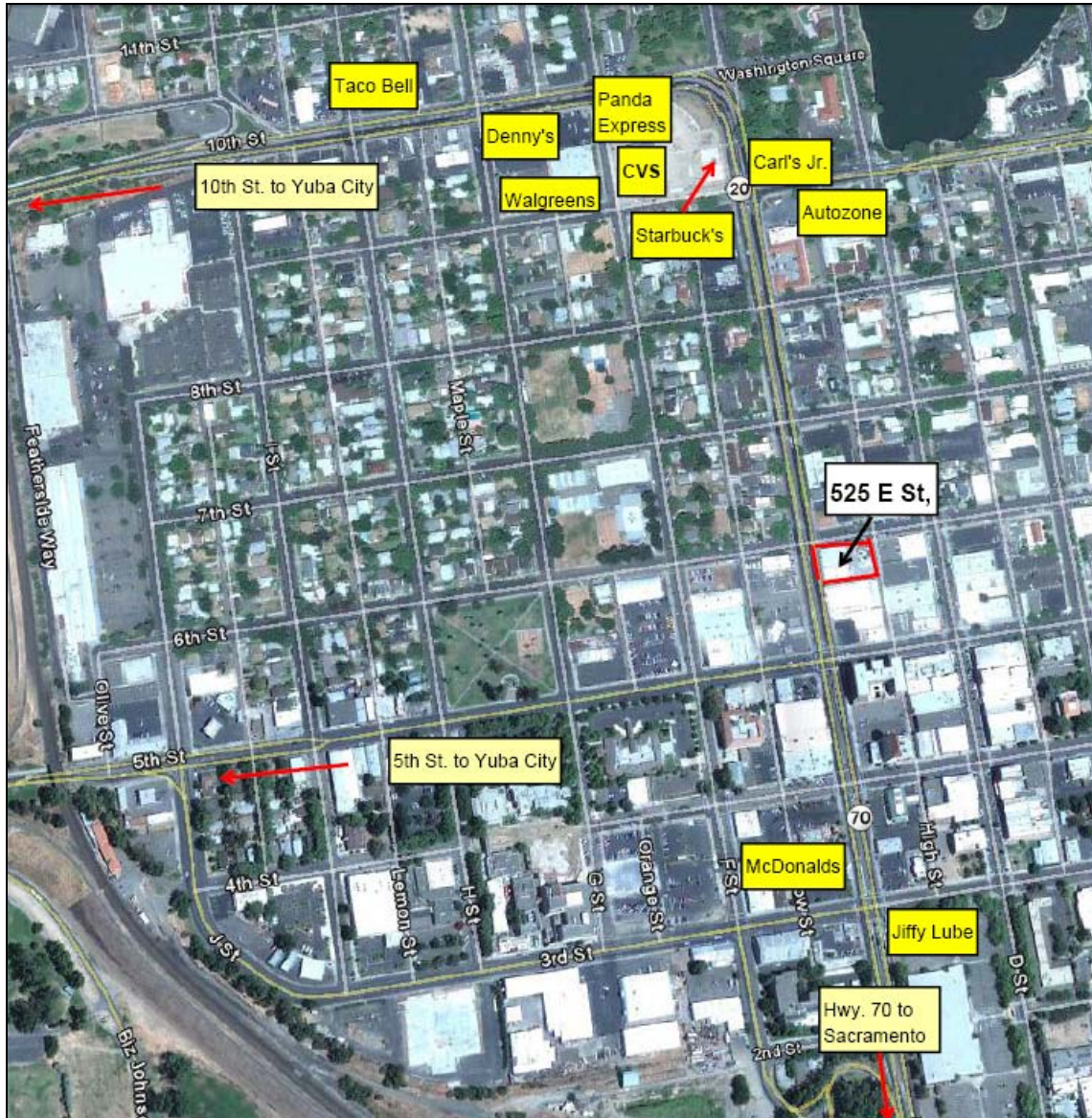


ZAC REPKA CELL(530)870-

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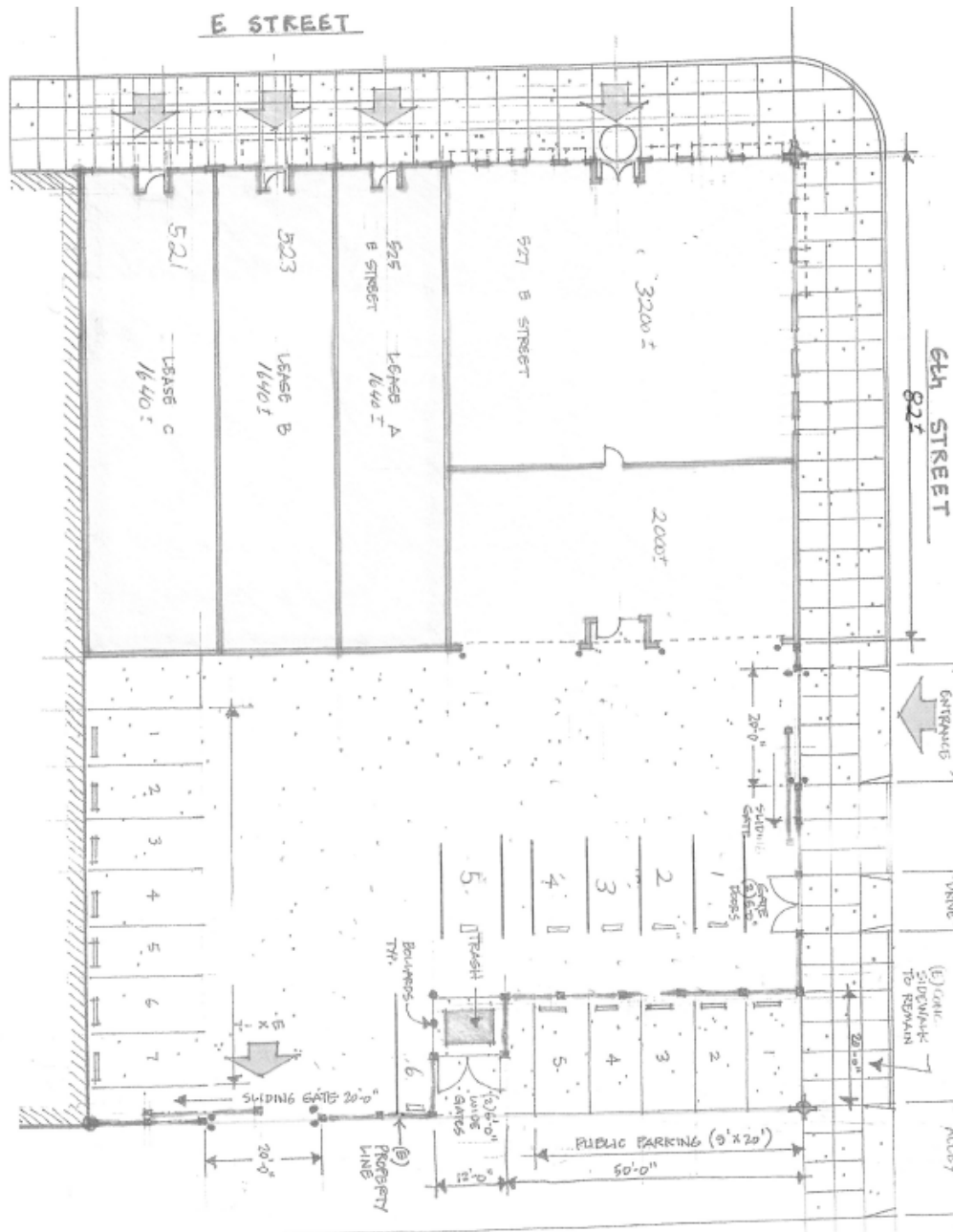


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