

AVAILABLE

For Lease or Sale

A 4,120 Sq. Ft. Office or School Facility
922 G St. Marysville, CA



This property features a large lobby (reception) area, seven private offices (classrooms) of varying sizes, a conference room (staff break room), open sales area (auditorium), parking lots, kitchen area and multiple storage rooms.

- Just off Highway 20 on G St. in Marysville, CA. Only seconds to drive into Yuba City and forty minutes +/- to Sacramento.
- Property has a side parking lot (6 spaces and 1 handicapped), a secured rear parking lot (11 spaces) and convenient street parking. Hard to find in Marysville!
- Zoning: C-H Commercial Highway (City of Marysville, CA) APN # 010-035-018
- Lot Size: 0.3279 Ac. or 14,285 Sq. Ft.
- Base Rent: \$0.79 per sq. ft. per month Modified Gross
- Sale Price: \$400,000

Please Contact:

Zac Repka or **Bill Brouhard** (Co-Listing Agent)

DRE Lic.# 01451649

DRE Lic.# 01023004

(530)870-7778 zac@wmmt.com (530)624-0951 bill@gbrealestate.net

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COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

FLOORPLAN
922 G St. Marysville, CA

