

\$998,000 - 421 D Street, Marysville

MLS® #225000387

\$998,000

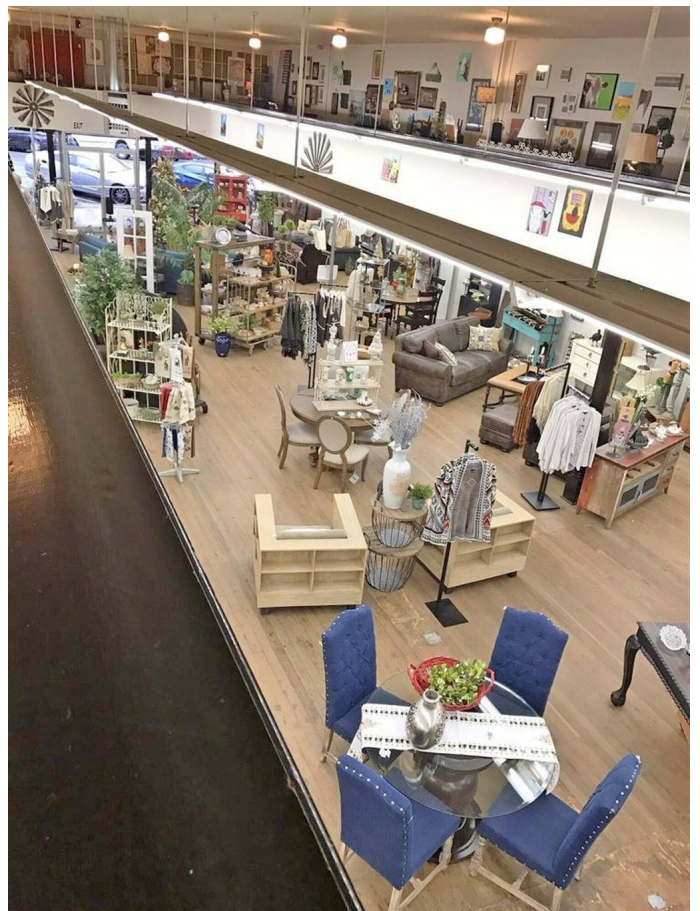
0 Bedroom, 0.00 Bathroom, 12,196 sqft
Commercial Sale on 0.16 Acres

N/A, Marysville, CA

Prime Investment Opportunity in Downtown Marysville The Ultimate Investment: With all eight residential units and three commercial spaces fully occupied, this property promises immediate returns on your investment. Enjoy the peace of mind that comes with a stable and reliable income stream generated by a diverse tenant base. **Residential Bliss:** Discover urban living at its finest within the eight residential units offered by this property. Each unit provides a comfortable and modern living space, ensuring tenant satisfaction and long-term occupancy. **Commercial Appeal:** With three thriving commercial spaces, this property offers a dynamic opportunity for entrepreneurial ventures. Benefit from the bustling foot traffic of downtown Marysville and capitalize on the prime location to attract customers and clients alike. Whether it's retail, dining, or professional services, the possibilities are endless. **Solid Financial Performance:** Boasting a gross rent of \$10,400 and a Net Operating Income (NOI) of \$84,000 annually, this property stands as a testament to its exceptional financial performance. With a proven track record of success, it presents a compelling opportunity for investors seeking reliable income and long-term growth. Contact us today to learn more about this exceptional

Built in 1935

Essential Information



MLS® #	225000387
Price	\$998,000
Bathrooms	0.00
Square Footage	12,196
Acres	0.16
Year Built	1935
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

Community Information

Address	421 D Street
Area	12502
Subdivision	N/A
City	Marysville
County	Yuba
State	CA
Zip Code	95901

Amenities

Utilities	Other
Features	See Remarks
Parking	See Remarks

Interior

Heating	See Remarks
Cooling	See Remarks

Exterior

Lot Description	Strip Center, Shopping Nearby
Roof	See Remarks
Construction	See Remarks

Additional Information

Date Listed	January 3rd, 2025
Zoning	c-2

Listing Details

Listing Agent	Brian Merrion
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Listing Office

Brian A. Merrion, Broker

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