

TOP COMMERCIAL SITE

619 E ST MARYSVILLE CA 95901



FOR LEASE OR SALE



ABOUT THE PROPERTY

Signalized Corner lot with high visibility 45K daily traffic count. The building sits on E St - Hwy 65 & 70, and is 3 blocks from Hwy 20. The first floor has 7,938 sq. ft. of open space, second floor is 2,496 sq. ft. and could be used as storage, office or event space. 70 on site parking spots, this property has many potential uses, complete with a drive thru as a former bank.

PROPERTY FEATURES

- 70 on site parking spots
- Signalized Corner
- Corner lot
- 45K daily traffic
- High Exposure
- 44,213.4 Sq Ft Lot
- Pylon Sign
- Lots of foot traffic
- Easy truck access

JOHN P. OCHIPINTI

BROKER LICENSE
#00560647



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469 Century Park
Drive, Yuba City
CA 95991



530-301-4422

***Disclaimer:** This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.

LARGE COMMERCIAL BUILDING

SIGNALIZED CORNER LOT HIGH VISIBILITY

619 E ST MARYSVILLE, CA 95901



AZTEC



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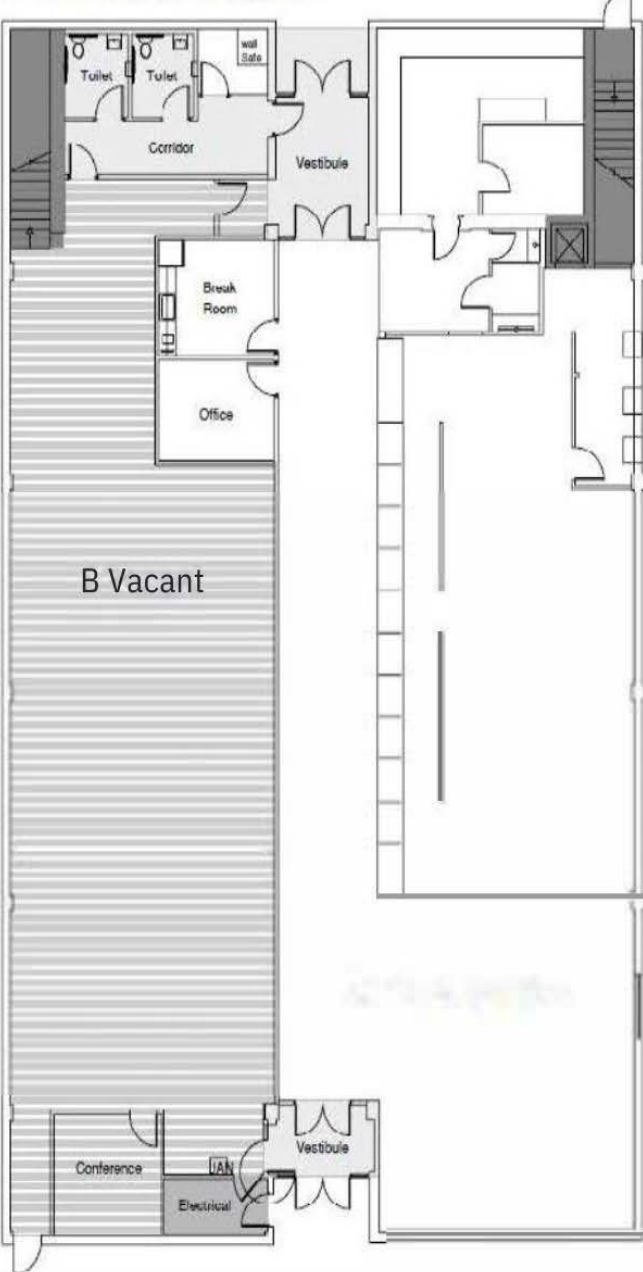
LARGE COMMERCIAL BUILDING

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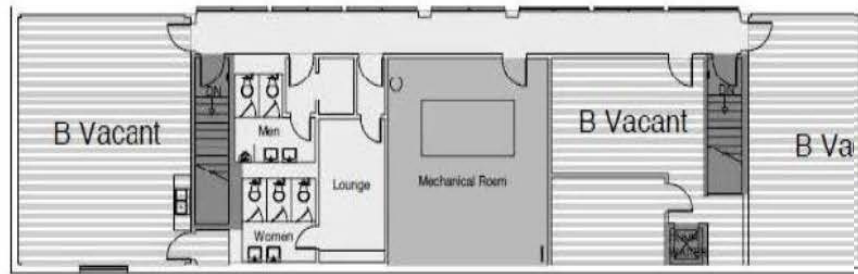


FLOOR PLAN

1st Floor Floorplan



2nd Floor Floorplan



1ST FLOOR CALCULATIONS:
7,938 SQ. FT.

2ND FLOOR CALCULATIONS:
2,476 SQ. FT.

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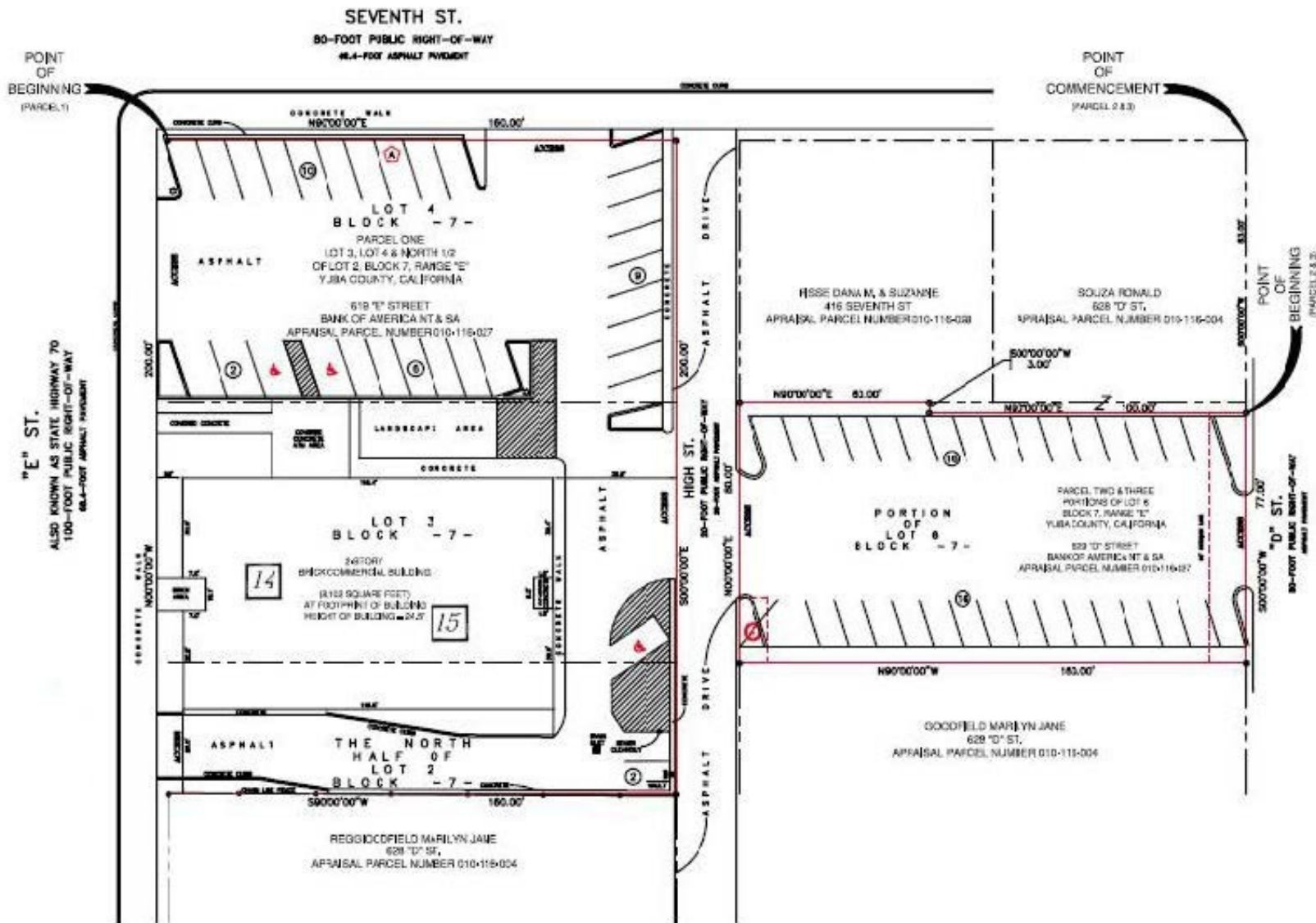
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PARKING LOT LAYOUT



Signalized corner lot with ample parking and easy access, this commercail building has many potential uses as retail, office, restaurant or event space.

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