

FOR SALE

LifePoint Church Marysville

1607 Fourth Street
Marysville, WA 98270

\$3.8M
PRICE



Zach Hensrude

President/Designated Broker

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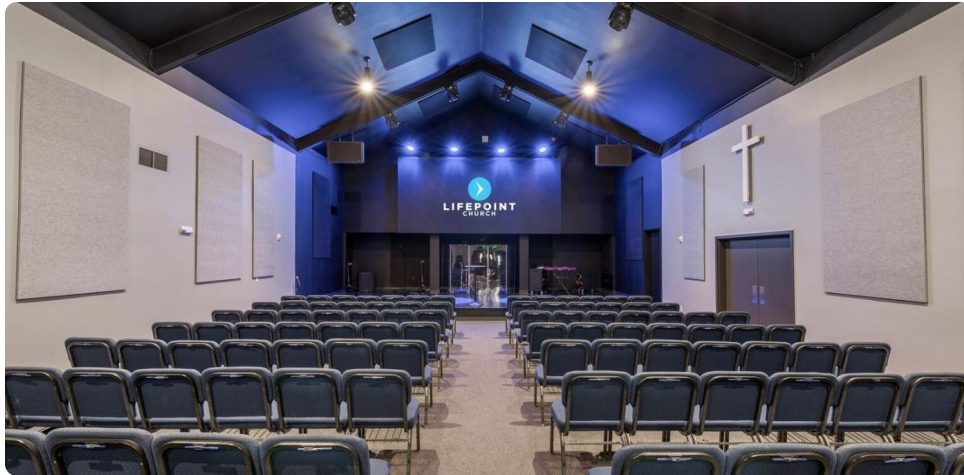
REMAX Elite

1800 Bickford Ave Ste 206

Snohomish, WA 98290

www.positivechangerealestate.com

RE/MAX
COMMERCIAL



\$3,800,000

PRICE

\$316.14

PRICE/SF

12,020

BUILDING SF

1947

YEAR BUILT

PROPERTY HIGHLIGHTS

Exceptional opportunity to acquire a well positioned property in the heart of Downtown Marysville. Located at 1607 4th St, this 15,509 square foot building offers expansive interior space ideal for a variety of uses, or potential redevelopment. The opportunity includes an additional 12,000 square foot adjacent north lot currently utilized for parking. Situated in a central location with convenient access to major arterials, the site benefits from strong visibility and accessibility within a growing community.

With its substantial building size, additional land, and prime location, this property presents a unique opportunity for an owner-user, investor, or organization looking to establish or expand their presence in Marysville.

PROPERTY DATA

Building SqFt	12,020
Year Built	1947
Lot Size (SF)	23,958
Parcel ID	00528700700800
Zoning	MMF
County	Snohomish
Frontage	0
Coordinates	48.052143,-122.174915
Year Renovated	2023
Parking Size	32 Spaces

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