



COMMERCIAL.

Price: \$380,000

CENTURY 21.

Select Real Estate, Inc.



Commercial lot with great potential!

Lindhurst Ave

JASDIP SINGH
JSINGH@C21SELECTGROUP.COM
530-300-4387
LIC. 01877559
ADVANCED COMMERCIAL ADVISOR

RYAN CAMPBELL AHLERS
RYAN.AHLERS@C21SELECTGROUP.COM
530-933-9749
LIC. 02202933
REALTOR

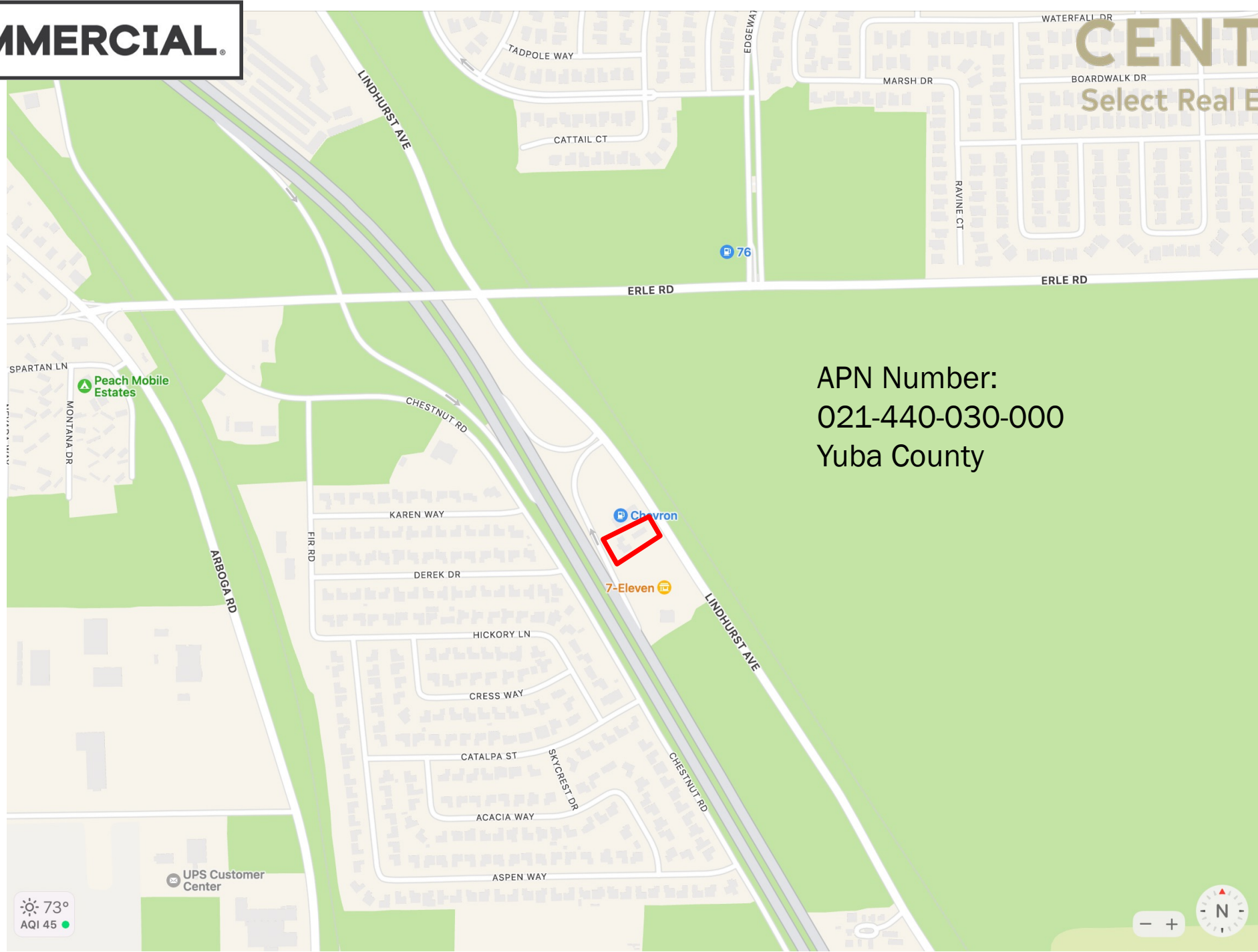


5402 Lindhurst Ave,
Marysville, CA 95901



COMMERCIAL.

CENTURY 21.
Select Real Estate, Inc.



APN Number:
021-440-030-000
Yuba County

☀️ 73°
AQI 45 ●

UPS Customer Center

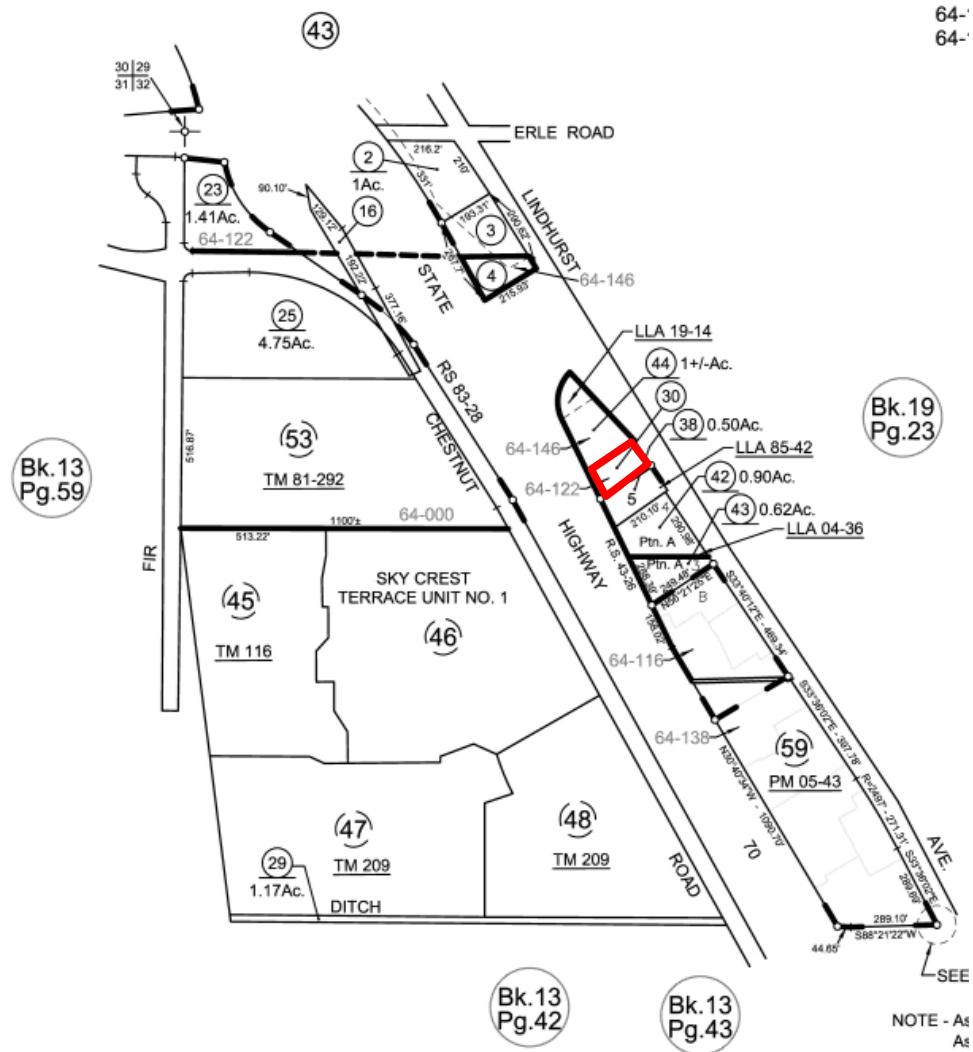




Tax Map

POR. NW 1/4 SEC. 32, T. 15N., R. 4E., M. D. B. & M.

Tax
64-
64-
64-



APN Number:
021-440-030-000
Yuba County

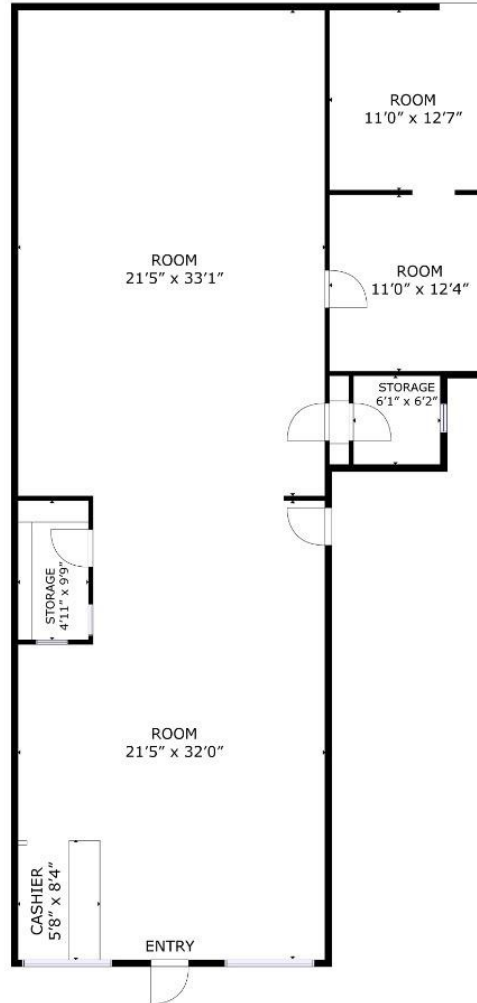
R.S. - Bk. 89, Pgs. 50-52 (P.M. 05-43)
R.S. - Bk. 83, Pgs. 28-29 (ROS 05-11)
R.S. - Bk. 43, Pg. 26 (L.L.A. 85-42) (LLA 04-36) (LLA 19-14)

NOTE: This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from





Business Building Floor Plan



GROSS INTERNAL AREA
TOTAL: 1754 sq.ft

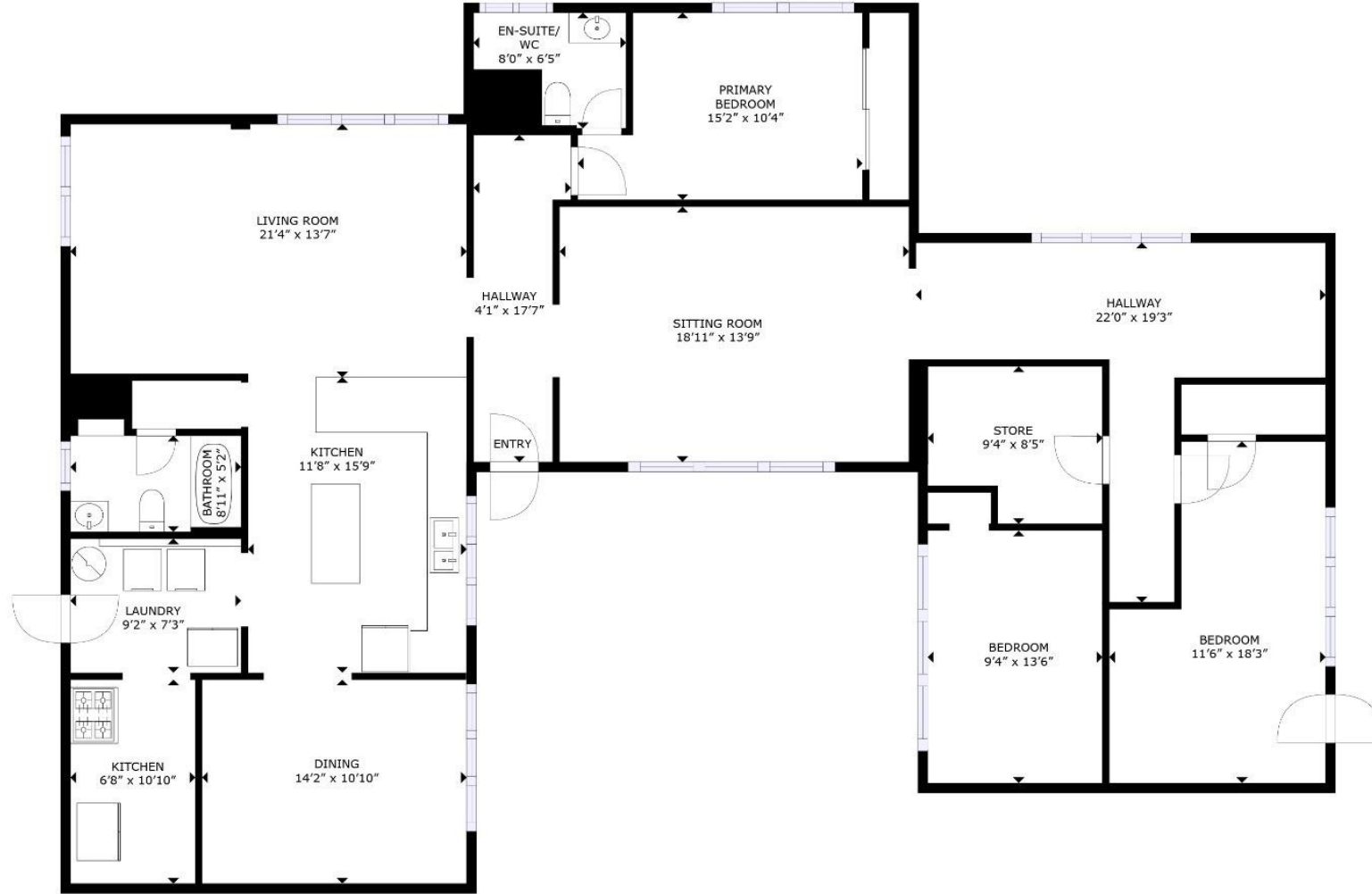
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

APN Number:
021-440-030-000
Yuba County

FLOOR 1



House Floor Plan



APN Number:
021-440-030-000
Yuba County

FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 2,056 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

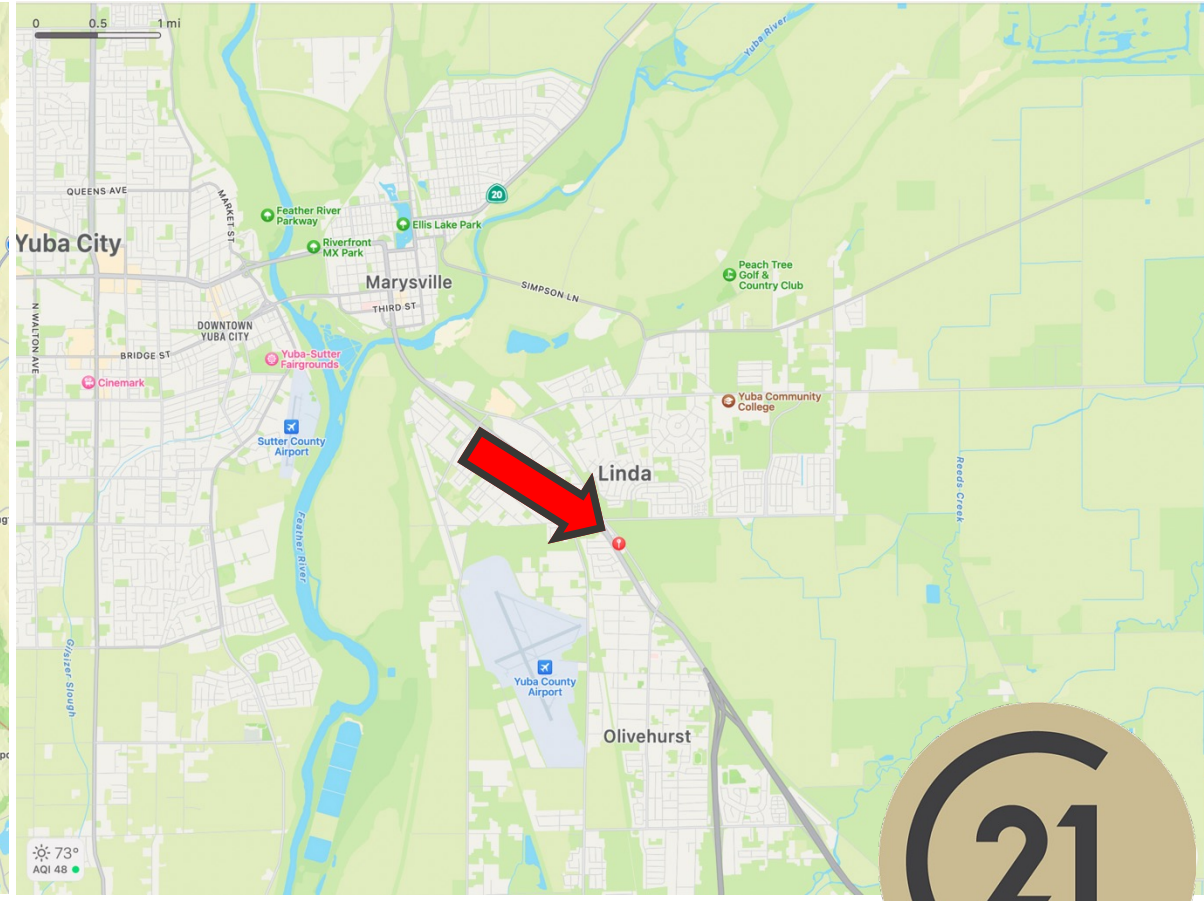
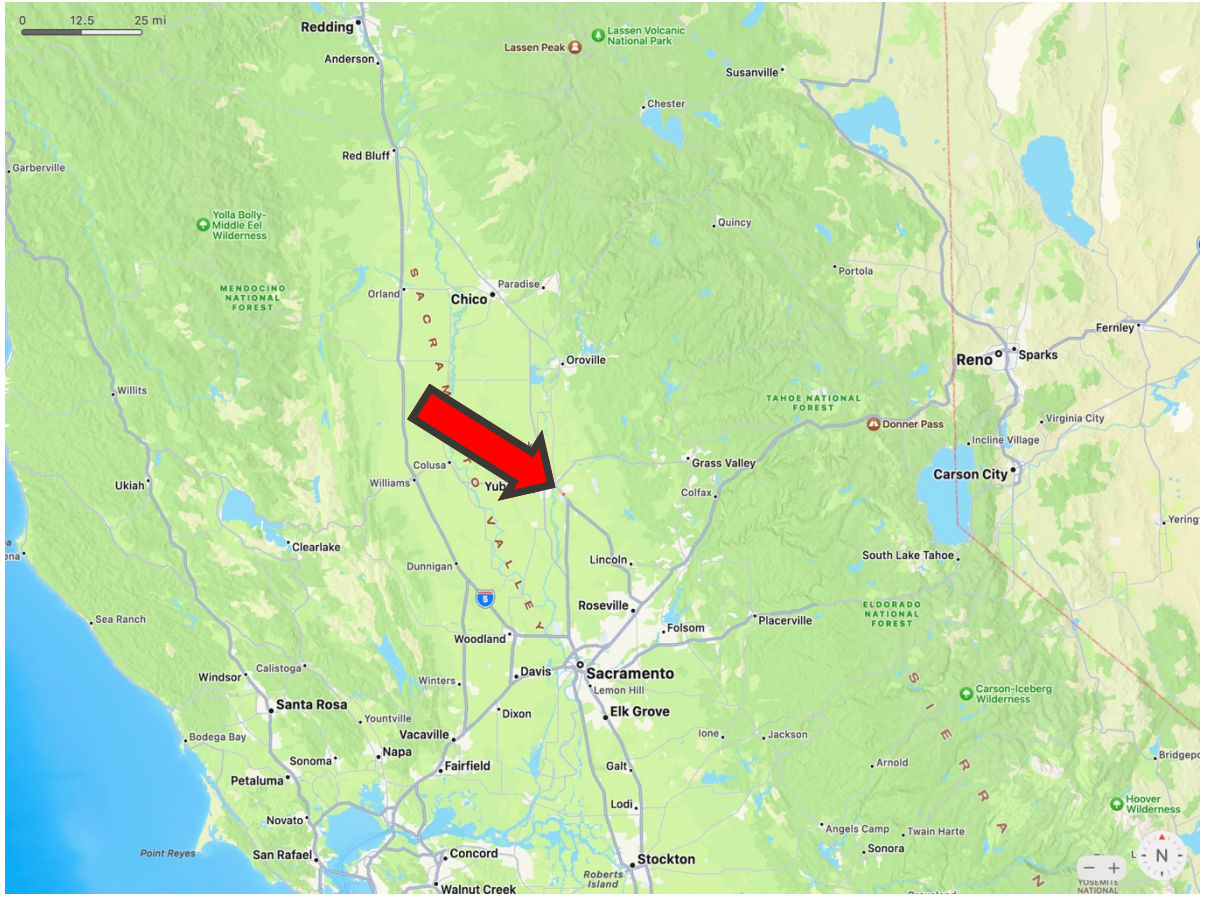




Property Location

State

City



Summary

This commercial zoned property is strategically located between two bustling gas stations alongside Highway 70, making it a lucrative investment opportunity. The lot has two buildings, a house and a building for a future business. Being highly visible and very accessible from the highway, this location promises a steady stream of potential customers. Perfect for a restaurant, retail outlet, or service center, this property's ideal positioning and commercial zoning provide endless opportunities!

Property Information

- Address: 5402 Lindhurst Ave, Marysville, CA 95901
- Lot Size: 0.51 Acres (22,037 SF)
- Building Size: 3,534 SF
- County: Yuba, CA
- APN: 021-440-030-00
- Zoning: C-Commercial

Disclaimer: The information has been obtained from sources believed reliable; but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.





COMMERCIAL.

CENTURY 21.
Select Real Estate, Inc.

Photos





COMMERCIAL.

CENTURY 21[®]

Select Real Estate, Inc.

Photos



INTEGRITY TRUST SERVICE

CONTACTS:

JASDIP SINGH

JSINGH@C21SELECTGROUP.COM

530-300-4387

LIC. 01877559

ADVANCED COMMERCIAL ADVISOR



RYAN CAMPBELL AHLERS

RYAN.AHLERS@C21SELECTGROUP.COM

530-933-9749

LIC. 02202933

REALTOR



*Stay in touch to
excel in life!*

**CENTURY 21 SELECT REAL ESTATE INC.
409 CENTURY PARK DR, YUBA CITY, CA 95991**

Specializing in:

BUSINESS
COMMERCIAL
AGRICULTURAL