

FOR SALE

317 5TH STREET, MARYSVILLE, CA



\$1.475M

PURCHASE PRICE

\$184,375

PER UNIT

8

UNITS

6.5%

PRO-FORMA CAP RATE

Cash flowing and highly leaseable investment opportunity in a low vacancy neighborhood in the heart of Marysville

Property Overview

- 2 stories, 9,920 SF
- Three 3-bedroom, 1 bath units and five 2-bedroom, 1-bath units
- Recent improvements (2020)
- Large units - 1,200 SF

Property Location

- Located in the heart of Marysville, near the Hwy 70 commute artery
- Low vacancy neighborhood - 5.3%
- Walking distance to cafés, bars / restaurants, grocers, and employers providing the highly sought after live, work, play lifestyle
- Mere blocks away from Cortez Room, Casa Carlos, Thao Kitchen, Ace Hardware, Umpqua Bank, Mary Covillaud Elementary, Champaka Nails, USPS, Yuba County Superior Court, Elvy's Thrift Shop, All Rite Market, Wells Fargo ATM and the river

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