FOR SALE

LifePoint Church Marysville

$3.8M
PRICE

1607 Fourth Street
Marysville, WA 98270

Zach Hensrude
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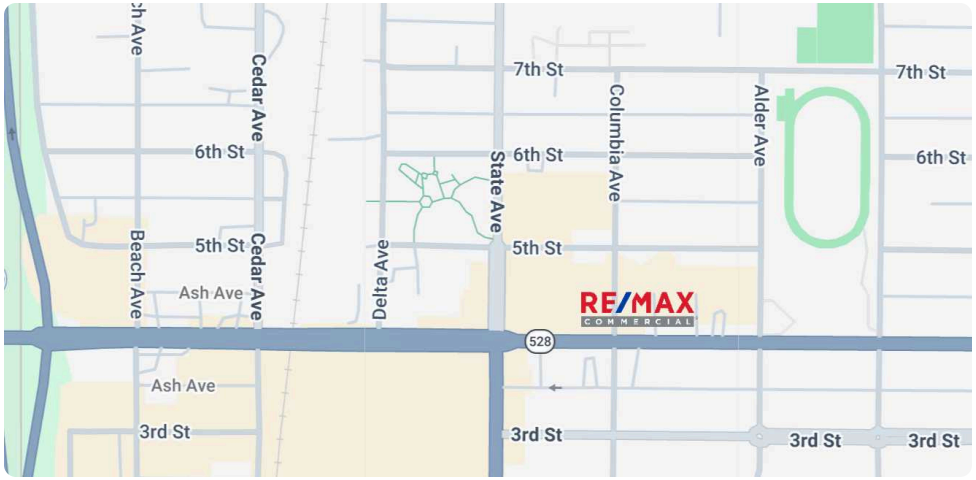

$3,800,000	$316.14	12,020	1947
PRICE	PRICE/SF	BUILDING SF	YEAR BUILT

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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