

Brooklyn Marvin

DRE#02039145

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47 W 4th St

Eureka, CA

\$649,000



Property Information

Description:

Commercial building with 101 frontage. High traffic and a great location in downtown Eureka. City lot with Service commercial zoning- allowing for a wide variety of opportunities for cannabis permitting. Cultivation, distribution, testing and non-volatile manufacturing, retail, etc. The site has 3 phase power, newer septic, and a water main to the street. This building has history and could be renovated or rebuilt to the buyer's needs. This building was a blacksmith shop and has lots of treasures from the past inside.

APN: 001-031-003

Zoning: Eureka- CS- Service Commercial

Parcel Location:

Parcel center latitude: 40.801613°

Parcel center longitude: -123.172591°

§ 156.074 CS — SERVICE COMMERCIAL DISTRICT.

(A) *Purpose.* In addition to the objectives prescribed in § [155.002](#) of this title, the CS Service Commercial Districts are included in the zoning regulations to achieve the following purposes:

- (1) To provide appropriately located areas for retail stores, offices, service establishments, amusement establishments, and wholesale businesses offering commodities and services required by residents of the city and its surrounding market area;
- (2) To provide opportunities for retail stores, offices, service establishments, amusement establishments, and wholesale businesses to concentrate for the convenience of the public and in a mutually beneficial relationship to each other;
- (3) To provide space for community facilities and institutions that appropriately may be located in commercial areas;
- (4) To provide adequate space to meet the needs of modern commercial development, including off-street parking and truck loading areas;
- (5) To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them;
- (6) To protect commercial properties from fire, explosion, noxious fumes, and other hazards;
- (7) To provide appropriately located areas for commercial uses having features that are incompatible with the purposes of the other commercial districts;
- (8) To permit additional development in mixed commercial areas containing both retail stores and commercial services; and
- (9) To allow a wider choice of location for certain industrial uses that do not have an adverse impact on commercial services.

('63 Code, § 10-5.29130)

(B) *Required conditions.*

- (1) All uses shall comply with the regulations prescribed in §§ [155.025](#) through [155.036](#) of this title.
- (2) All uses shall comply with the policies established by the land use plan;
- (3) No use shall be permitted, and no process, equipment, or material shall be employed which is found by the Planning Commission to be objectionable to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, insect, nuisance, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare, unsightliness, or heavy truck traffic, or to involve any hazard of fire or explosion.

§ 158.021 COMMERCIAL CANNABIS FACILITIES.

(A) Commercial cannabis activity shall be allowed at commercial cannabis facilities as follows, provided P for permitted uses or C or MC, for conditional uses appears in the column below each district. Uses listed with a C or MC shall be permitted upon the granting of a use permit in accord with the provisions of §§ 155.404 through 155.432 of this title.

<i>Type of Facility</i>	<i>CC</i>	<i>CN</i>	<i>CS</i>	<i>CW</i>	<i>HM</i>	<i>MG</i>	<i>ML</i>	<i>OR</i>	<i>A/AC</i>
Cultivation, indoor, not more than 10,000 square feet of cultivation area						MC	MC		
Cultivation, indoor, not more than 5,000 square feet of cultivation area			C			P	P		
Distribution, cannabis on-site, with or without transportation			P			P	P		
Distribution, transportation only, no cannabis on-site	P	MC	P	MC 158.021 (D)		P	P	P	
Manufacturing, non-volatile, more than 5,000 square feet of manufacturing floor area			C			P	P		
Manufacturing, non-volatile, 5,000 square feet or less of manufacturing floor area			MC			P	P		
Manufacturing, volatile, large						C			
Manufacturing, volatile, small						C	C		
Microbusiness	158.021 (F)	158.021 (F)	158.021 (F)			158.021 (F)	158.021 (F)		
Retail facility, off-site and/or on-site (cannabis topicals, edibles, and/or smoking)	C	C	C		C	C	C		
Retail facility, on-site consumption only (cannabis topicals and/or edibles only)	MC	MC	MC	C	MC	MC	MC		
Research and Development	158.021(G)		158.021 (G)	158.021 (B) and (G)	158.021 (G)	158.021 (G)	158.021 (G)		
Testing, where no commercial cultivation, processing, manufacturing, wholesale, retail, or distribution of cannabis occurs	P		P	C 158.021 (C)	P	P	P	C	

This plat, topography map, aerial photo, or area map is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets, landmarks and/or other lands and does not guarantee any dimensions, distances, bearings or acreage.

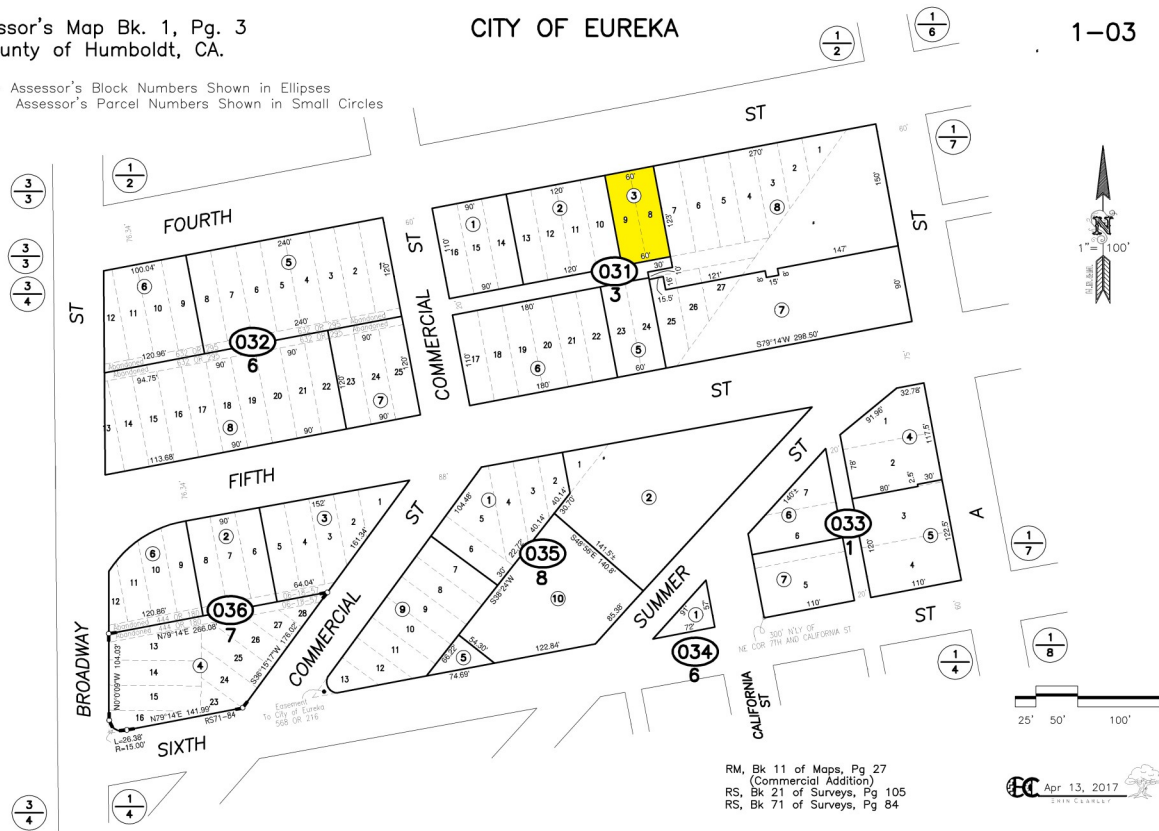
Top Properties (707) 273-5084

Assessor's Map Bk. 1, Pg. 3
County of Humboldt, CA.

CITY OF EUREKA

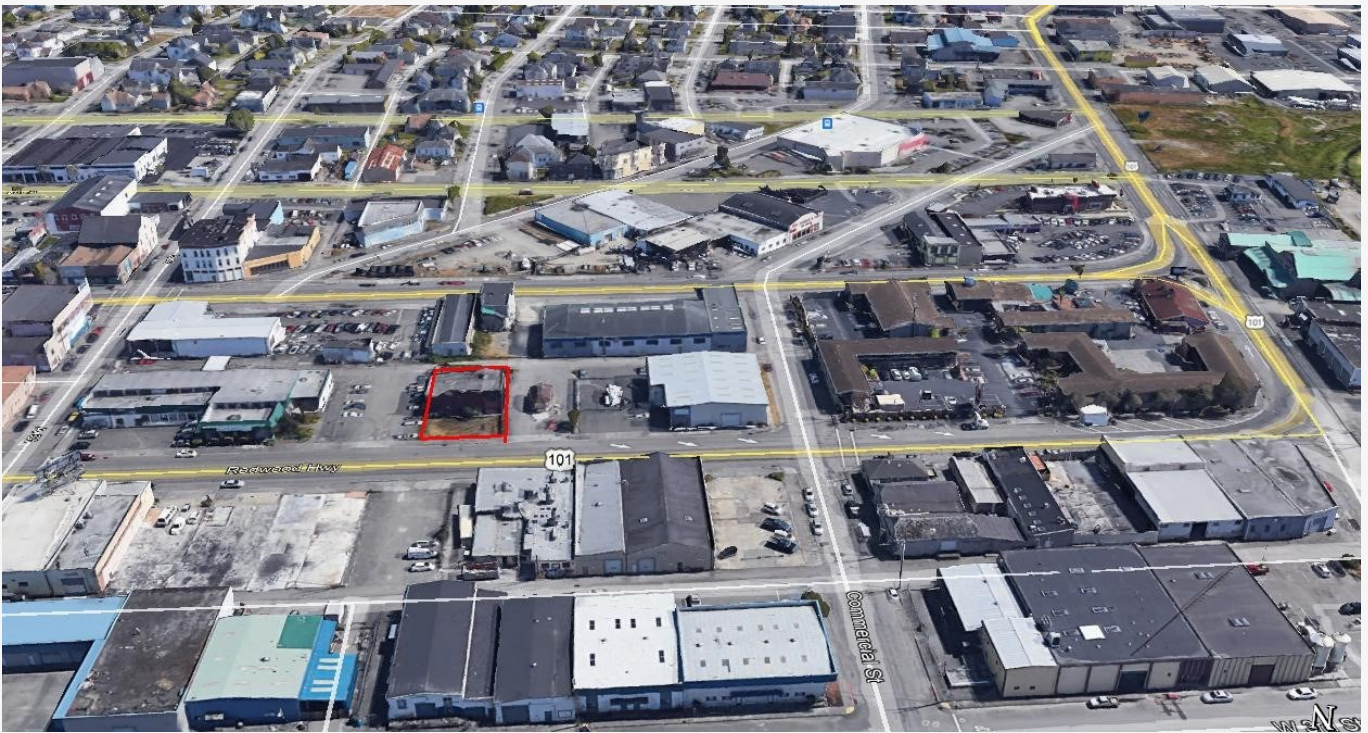
1-03

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Small Circles



RM, Bk 11 of Maps, Pg 27
(Commercial Addition)
RS, Bk 21 of Surveys, Pg 105
RS, Bk 71 of Surveys, Pg 84

EC Apr 13, 2017









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