

# The Shoppes at Downieville

Sierra County, California

\$799,000 | 0.08 Acres

200 Main Street  
Downieville, California

The Yellow House is a 5,118 sq ft landmark in the heart of Downieville. With a café, mercantile, lounge, and three Airbnb units, it offers multiple income streams in one prime corner location near the Yuba River. Zoned Commercial-Residential, it's a rare opportunity to invest in proven revenue and Gold Rush history.



## PROPERTY HIGHLIGHTS

- 5,118 sq ft historic landmark (built 1947)
- Prime Main Street corner in Downieville
- Four businesses: coffee/ice cream shop, mercantile, lounge, Airbnb
- Multiple income streams: retail, hospitality, lodging
- Near North Yuba River, trails, mountain biking
- Commercial kitchens, storage, restrooms, flexible interiors
- Owner-operator living space
- Zoned Commercial-Residential for growth



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