

FOR SALE | EVERETT, WA

1715 100th PL SE

OPPORTUNITY: COMMERCIAL INVESTMENT OR OWNER/USER



Contact

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The Opportunity



This exclusive offering affords a prospective buyer a unique owner-user and/or investment opportunity within a robust and established commercial area of Everett, WA. The property has significant potential for professional office, medical dental, and flex uses with strong surrounding businesses. Built as a multi-tenant building, the property has served as an owner-operated business on floor 1 (4,672 SF), with a warehouse tenant occupying a portion of the lower level. Five building entrances and multi-zoned HVAC allow for easy demising to serve several activation strategies.

PRICE

\$2,250,000

SNOHOMISH CO.

APN

00659600000702

ZONING

Mixed Urban (MU)

USE

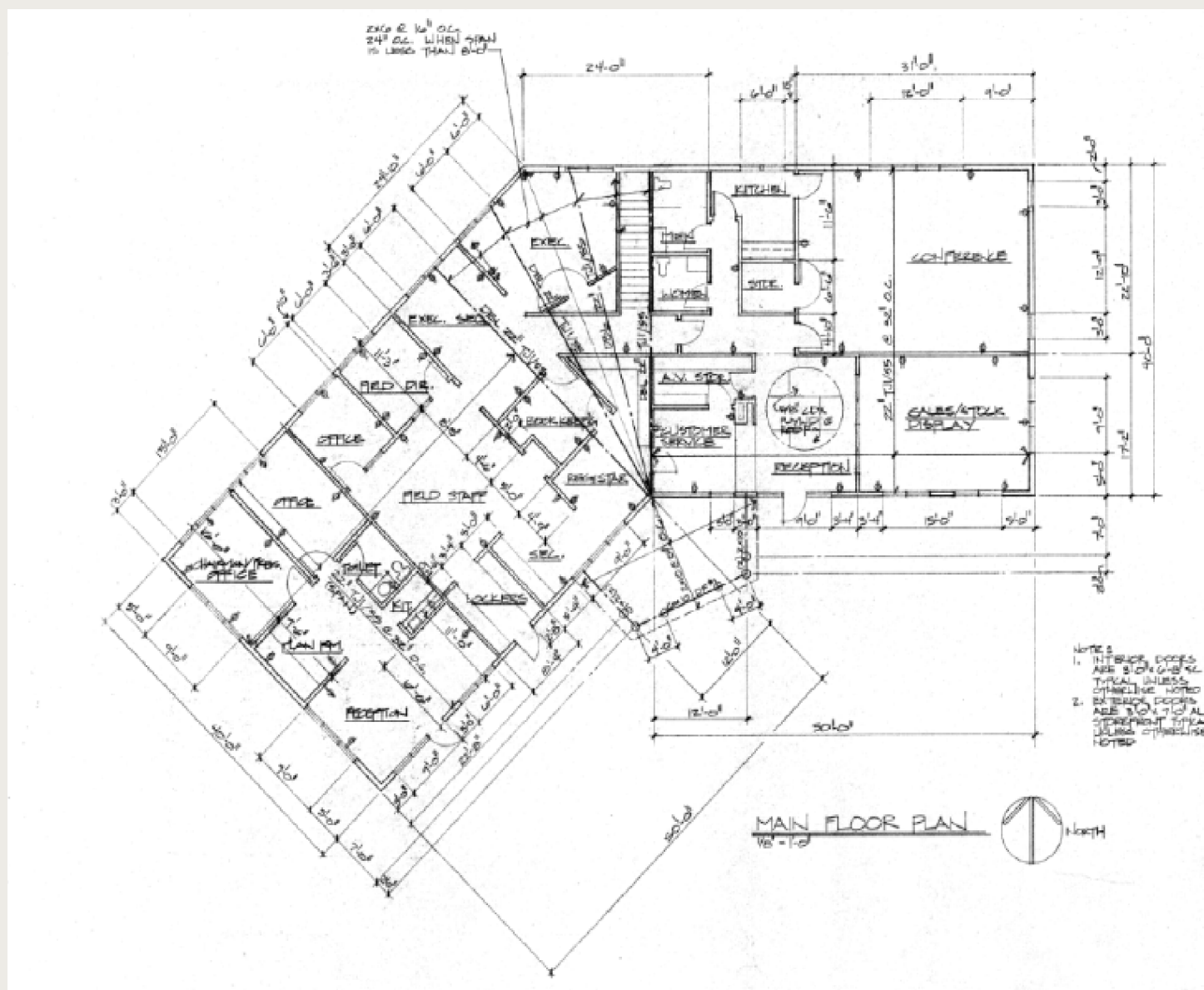
Commercial Office;
Warehouse

Investment Highlights

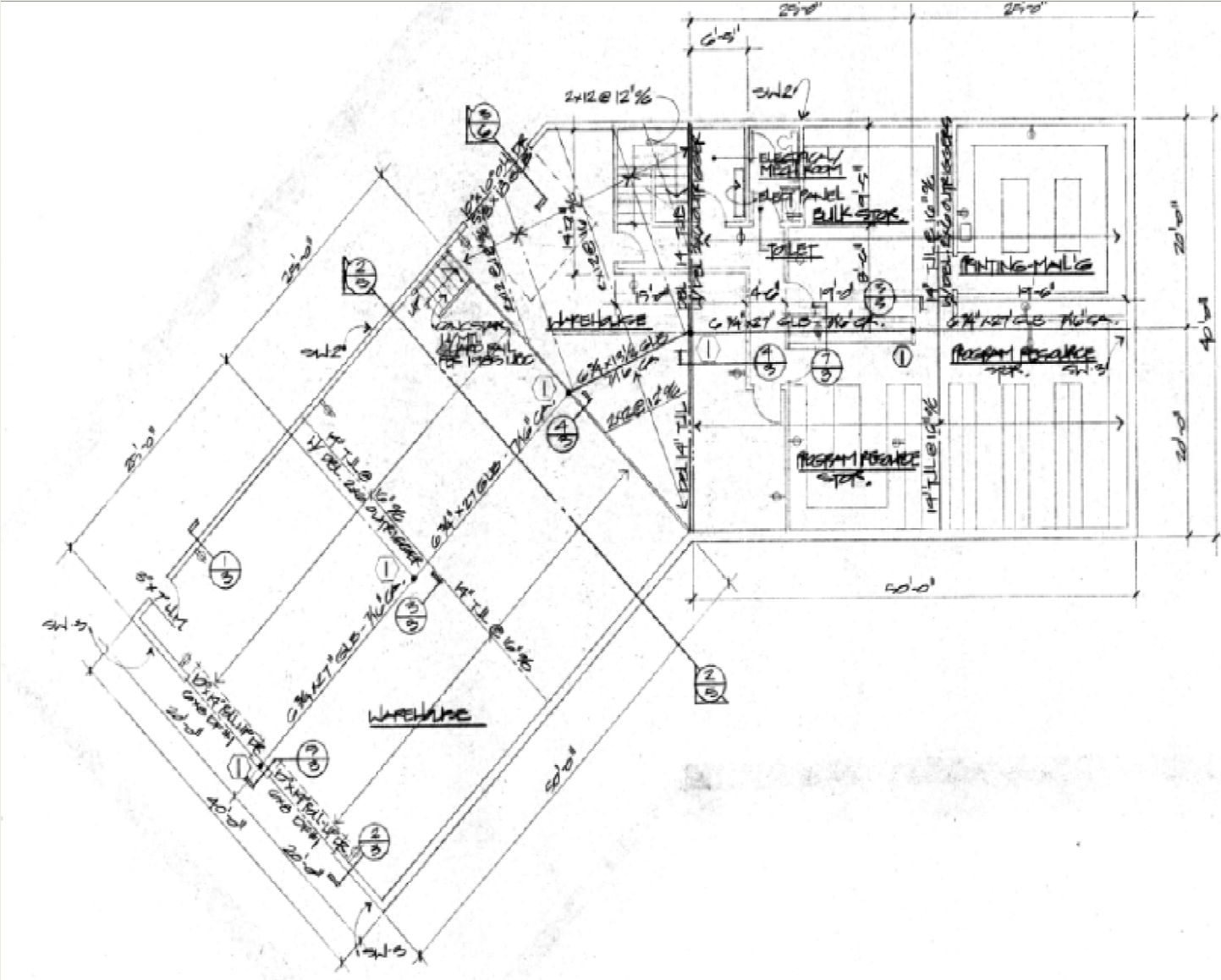


Purchase Price	\$2,250,000
Lot Area	±0.65 acres
Retail/Office	4,672 SF
Warehouse/Storage	4,672 SF
Total Square Footage	9,344 SF
Diverse mixed-use zoning allows for variety of uses	Office, Medical/Dental, Retail and Warehouse
Notable, recent leasing activity in the immediate vicinity	7 leases signed within the business park < 18 months
Suitable for Owner/User or Investment	Ability to demise, create multi-tenant investment
Excellent, highly accessible location	Proximity to I-5, signalized intersection
±26 parking stalls (2.8 : 1,000 SF)	Ample allocated parking

Main Floor Plan



Lower Floor Plan

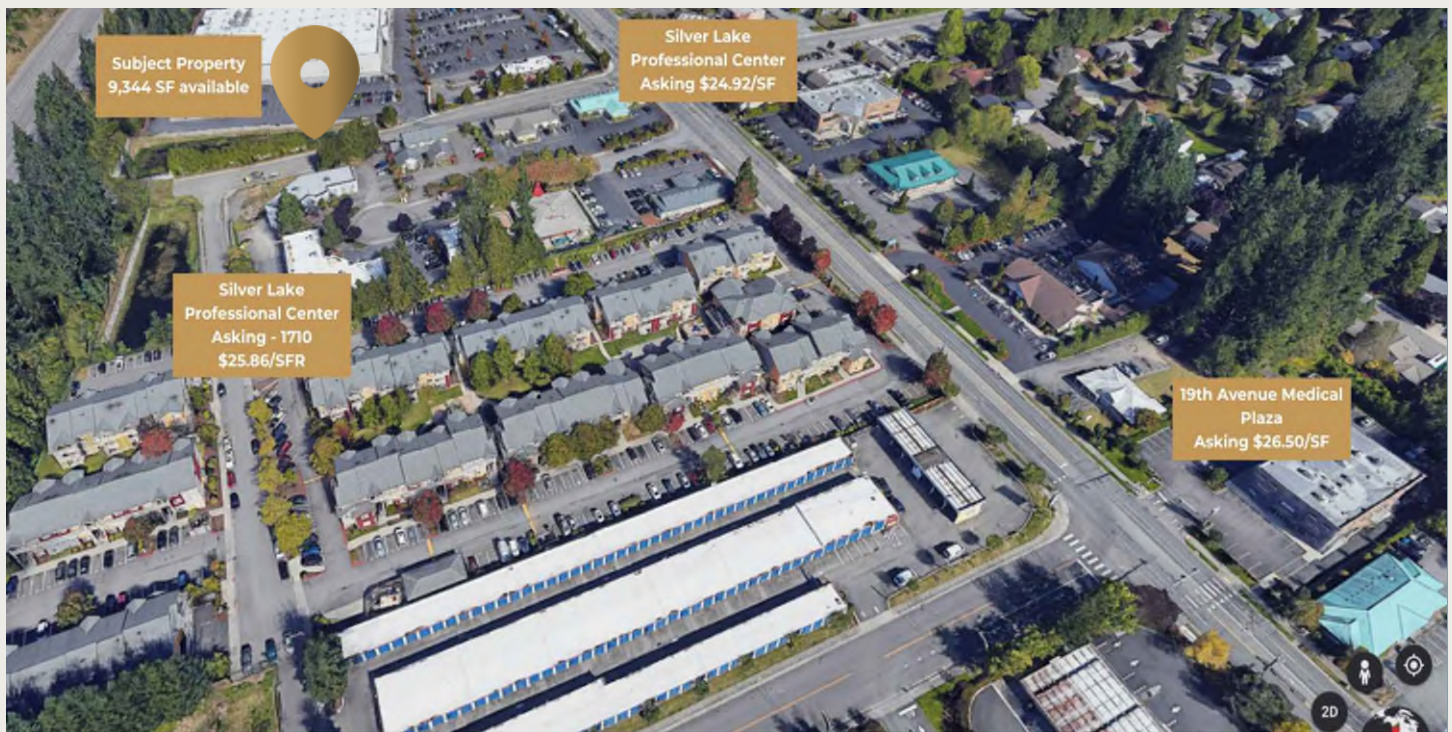


Primed for Activation



- Versatility of space use
- Flexible zoning
- Excellent opportunity for owner/user with warehousing requirement
- Multiple building entrances, HVAC zones allow for multi-tenanting
- Combine owner/user and multi-tenant capabilities for supplemental income

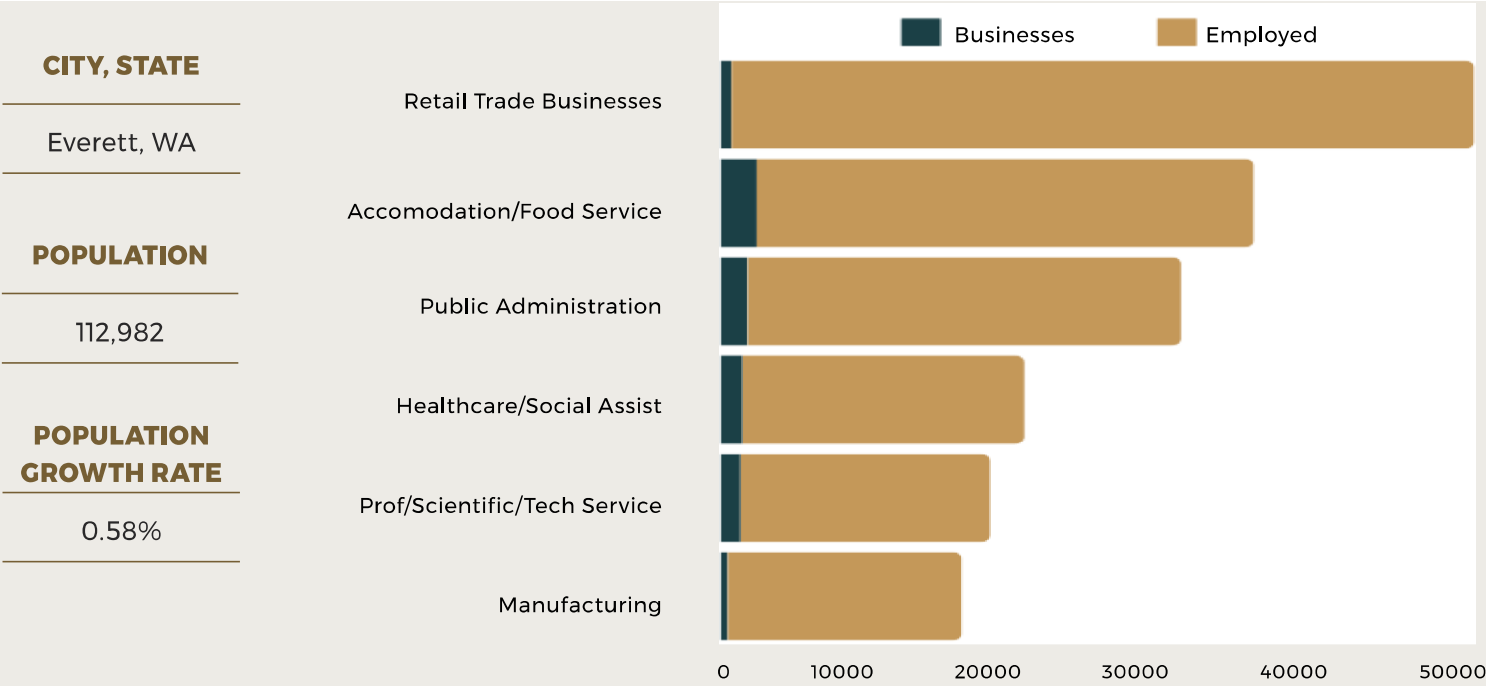
Market Rents



Area Amenities



Area Demographics



SNOHOMISH COUNTY WORKFORCE DATA



SOURCE: SNOHOMISH COUNTY ECONOMIC ALLIANCE (2024)



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DISCLAIMER

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