

# 5.8 Acres in Central Everett

3207 Pacific Avenue  
Everett, WA

Up to 5.8 acres with water, rail  
and freeway access

Site is located at the base of  
the Pacific Avenue off-ramp and  
fronts the Snohomish River

WC and C-2 zoning allow most  
retail, wholesale, industrial and  
office uses

Freeway car count in excess of  
150,000 cars per day

Site is filled and ready to go

Rail is available

A truly unique parcel



## Location



## Contact

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## 3207 Pacific Avenue, Everett, WA



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### 5.8 ACRES WATERFRONT CENTRAL EVERETT LAND

#### 3207 Pacific Avenue, Everett

<b>Total Available Size</b>	5.8 acres (252,648 SF)
<b>Zoning</b>	WC and C-2
<b>Project Type</b>	Retail Land
<b>Sale Price</b>	\$5,052,960 (\$871,200/acre, \$20.00/SF)

#### Property Summary and Comments

A truly unique parcel with freeway exposure, waterfront access, rail service, and centrally located on the Everett waterfront. Site is filled and ready to go. Broad WC and C-2 zoning permit retail, wholesale, industrial, auto sales, hotels, office, etc. Available now.

#### Detail Description

<b>Municipality</b>	Everett	<b>Rail</b>	Yes
<b>Water</b>	Yes	<b>Will Build</b>	Possible
<b>Sewer</b>	Yes	<b>Will Divide</b>	Possible
<b>Electricity</b>	Yes	<b>Topography</b>	Level
<b>Gas</b>	Yes	<b>Neighborhood</b>	
<b>Waterfront</b>	Yes		

<b>Tax Year</b>	2015
<b>Taxes</b>	\$28,929.36
<b>AV</b>	\$2,344,500.00

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