



FOR SALE

31716 US 2

Sultan, Washington 98294



SULTAN RETAIL & RENTAL HOUSE

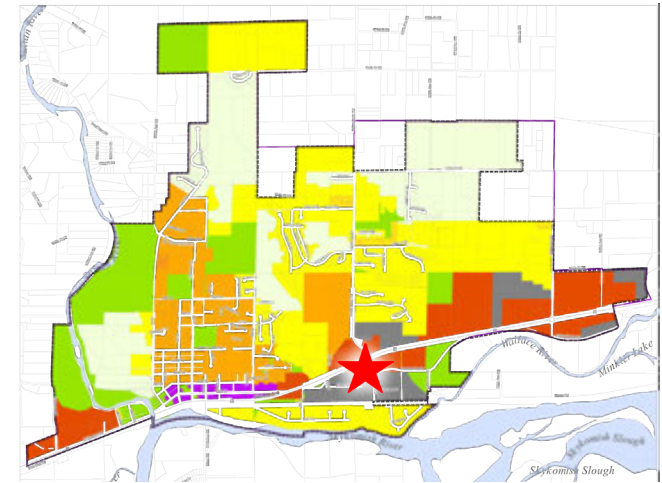
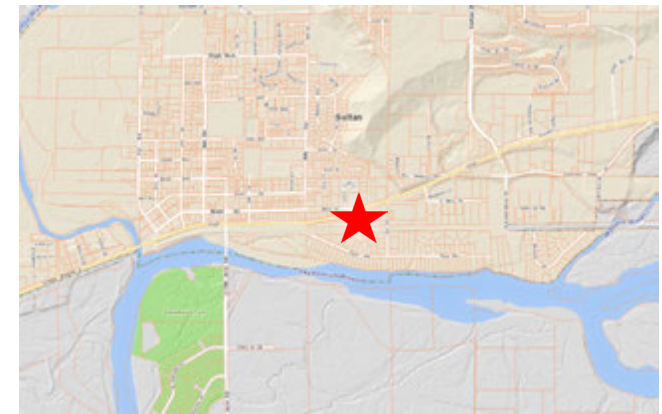
Steve Erickson | Brennan McClurg | Kyle Nordby

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

31716 US 2:

6,534 SF LAND 3,071 SF BUILDING \$499,000.00

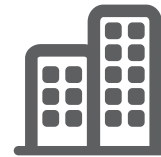
- Great Owner/User Opportunity
- Sultan Retail Current Tenant: Antique Store
- Rental House: 2 Bedroom, 1 1/2 Bath (1,285 SF)
- House Portion Generates \$1,600.00 Rent per Month
- Snohomish County Parcel Number: 00479100201300
- Zone: Highway Oriented Commercial
- Small Upstairs Office Space
- Large Fenced Backyard with Fire Pit



Population



Average HH Income




Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	4,190	\$105,890	758
Mile 3	8,492	\$108,690	1,105
Mile 5	14,110	\$112,264	1,309

City of Sultan
Zoning

 Highway Oriented Commercial

SULTAN RETAIL



RENTAL HOUSE





Centrally Located in
Downtown Sultan



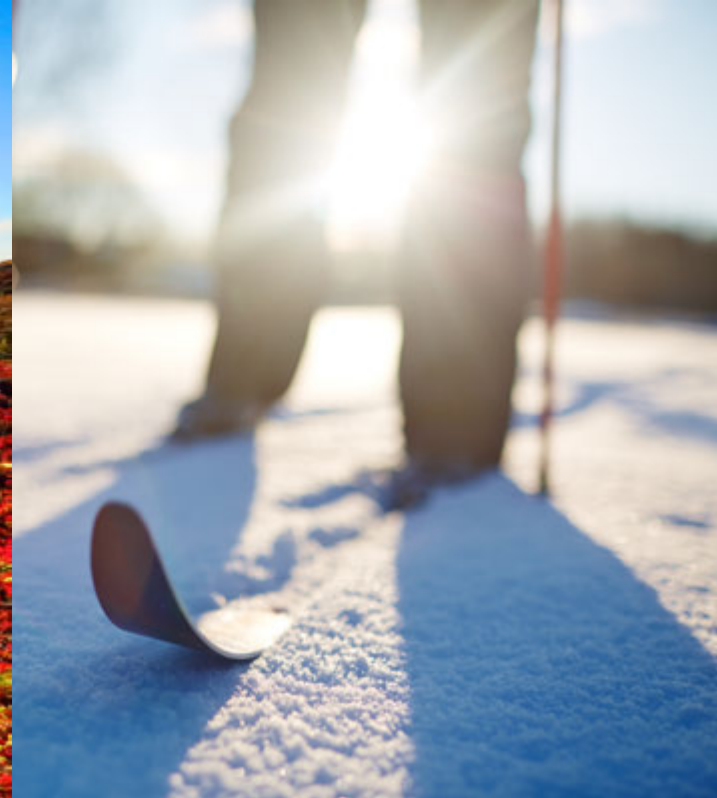
Located on
Highway 2



16,964 ADT
Stevens Ave



\$86,229 MHI
(5 Mile Radius)



SULTAN, WA is a scenic community surrounded by sparkling waterways and stunning mountain views. Sultan combines rustic, small town charm with great historical reverence, as it aspires toward responsible growth while honoring its origins. The community works to promote its natural resources and embrace its strengths. Outdoor recreation and tourism opportunities abound, while the City's downtown core is filled with promise and opportunity. -Provided by the City of Sultan

WASHINGTON STATE, BY THE NUMBERS



#1 Washington State's ranking Best Overall State 2019, USN

#2 Washington state's ranking on the Best States overall Ranking based on Infrastructure 2019, USN

#3 Washington state's ranking on the Best States overall Ranking based on Economy 2019, USN

#4 Washington state's ranking on the Best States overall Ranking based on Health Care & Education 2019, USN

#4 Seattle rank in the US for Labor Supply, #6 for Economic Climate, #8 for Regulatory Environment 2019, and #8 Overall Best States for Businesses 2019, Forbes

#3 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on Strong aviation and software exports; Puget Sound entrepreneurialism; widespread adoption of digital technologies.

THE NORTHWEST REGION IS BUILT ON THE STRENGTH OF INDUSTRIES competing in the knowledge- and international-based economy. In fact, foreign investment accounts for 4.1% of the state's private industry employment with foreign-controlled businesses employing over 105,600 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

OUR REGION'S STRENGTH INCLUDES

- » Strategic location w/regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade

~ Economic Development Council



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.



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