



# Snohomish Feather Ballroom

801 1st Street, Snohomish, WA

Exclusively marketed by:

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**NAI** Puget Sound  
Properties



**1** OPPORTUNITY  
HIGHLIGHTS

**2** PROPERTY  
SUMMARY

**3** TENANT  
SUMMARY

**4** LOCATION  
OVERVIEW

**5** OFFERING  
TERMS

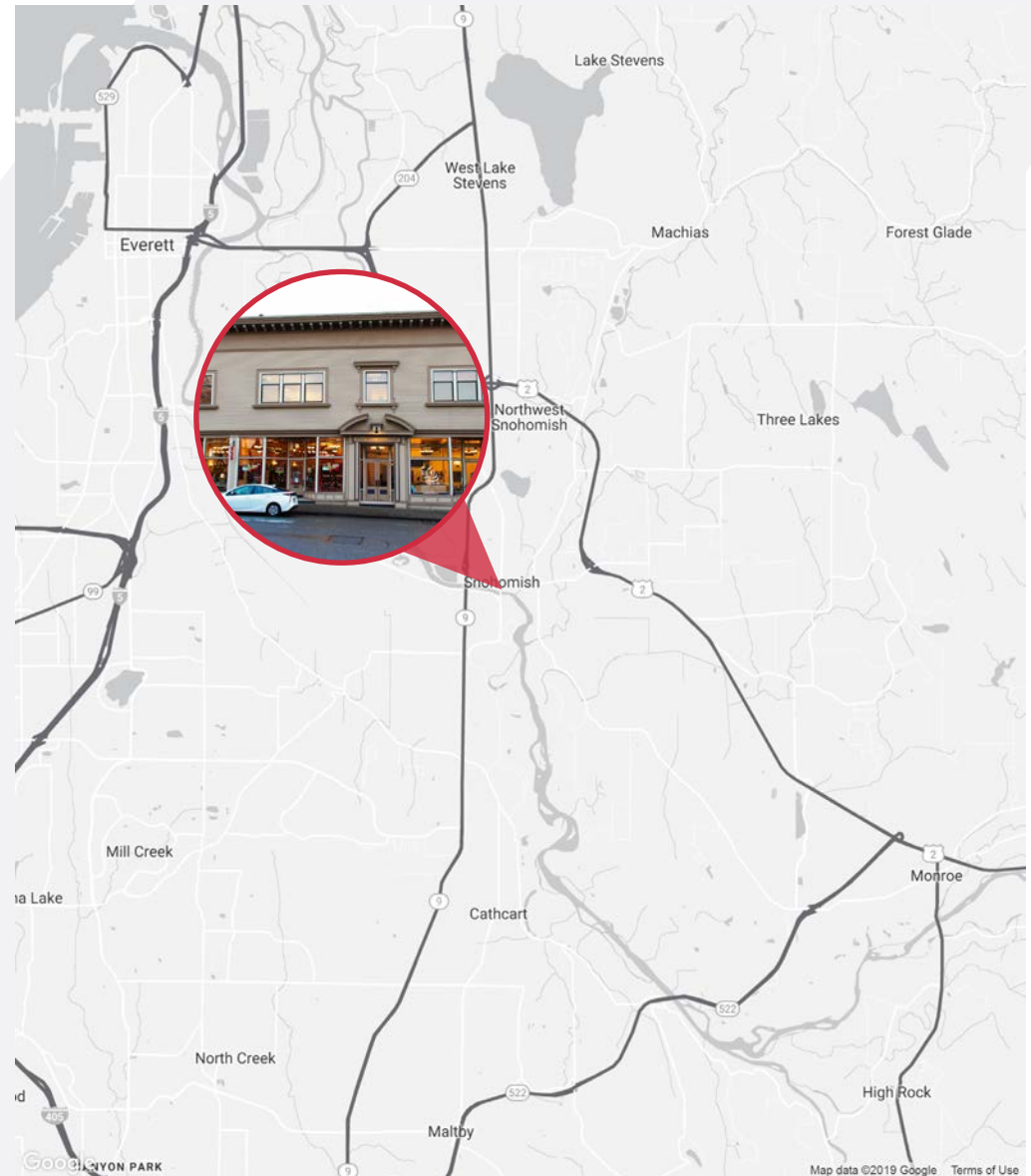


# 1 OPPORTUNITY HIGHLIGHTS

# Opportunity Highlights

NAI Puget Sound Properties is pleased to offer for sale the Snohomish Feather Ballroom building located at 801 First Street in Snohomish, Washington. **This is an investment or owner user opportunity with upside potential.**

- » Stable Market with low vacancy, low inventory and low turnover
- » Strong local economy with great tourism numbers
- » Desirable First Street location in Historic Downtown shopping district
- » Parking lease with adjacent property owner
- » Adjacent City granted easement benefiting sale property
- » Destination tourism



An aerial photograph of a residential neighborhood, showing houses, trees, and streets. The image is overlaid with a dark, semi-transparent layer and two white diagonal lines that intersect in the center. The text '2 PROPERTY SUMMARY' is centered in the intersection.

# 2 PROPERTY SUMMARY

# Property Summary

This is a **one of a kind** historically dedicated building, meticulously restored while bringing the infrastructure and technology up to 21st century standards. Built in 1906, this unique treasure offers upside potential as an owner occupied opportunity or investment property in downtown Snohomish.

**ADDRESS** 801 1st Street  
Snohomish, WA 98290

**OFFERING PRICE** \$3,850,000

**PRICE PER SF** \$288

**BUILDING SIZE** 17,645 SF

**YEAR BUILT** 1906

**LAND SIZE** 6,098 SF

**INVESTMENT RETURNS** 6.1%  
\*Call Listing Agents



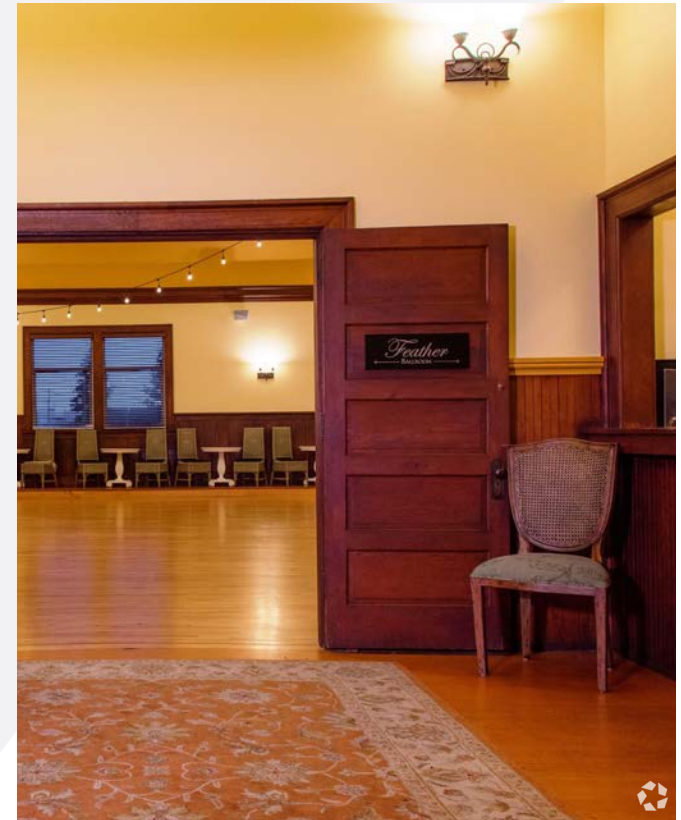


# 3 TENANT SUMMARY

# Tenant Summary

## The Feather Ballroom Event Venue

A grand ballroom, originally built by the Fraternal Order of Eagles, the building opened in 1906. The elegant ballroom is a **popular destination for special events and celebrations** with the modern amenities necessary for a world-class wedding and event venue.





# Tenant Summary

## The Looking Glass Coffee

A unique coffee shop with a living room feel offering coffee and espresso, pastries, hot fresh mini-donuts, beer, wine and cider.

**A cozy gathering spot for friends or family and a great place to get some work done.**



# Tenant Summary

## Blanc and Rouge

Blanc & Rouge offers wines from around the world, plus a large assortment from the West Coast. **A highly trained and knowledgeable staff can guide you through tasting events, hands-on wine classes, winery tours and private parties.** In addition, they offer a full array of gifts and gadgets, meats and cheeses, and gourmet treats and chocolates to compliment your selection.



# Tenant Summary

## Top-It-Yogurt

Always offering 12 flavors of frozen yogurt, freshly made with an assortment of toppings. A huge hit with local families and tourists alike.



# Tenant Summary

## Bramble Home Store

**A local showroom for fine craftsmen made furniture and accessories.** This lower level unit was originally built out as a restaurant with ADA accessibility, wine cellar and hood shaft, plans for a dumbwaiter to the ballroom and plans for an outdoor walk-in pad on the adjacent property easement.



An aerial photograph of a valley with a winding river, green fields, and distant mountains. A diagonal white line splits the image into a blue upper-left triangle and a black lower-right triangle. The text '4 LOCATION OVERVIEW' is centered in the black triangle.

# 4 LOCATION OVERVIEW

# Location Overview **Snohomish**

Tucked between the Cascades and the Salish Sea and at the confluence of the Pilchuck and Snohomish Rivers, the City of Snohomish is the **oldest and best preserved town in “Seattle North Country”**.

The city’s historic district boasts many beautiful Victorian and Arts & Crafts-era homes built around the turn of the century. Historic Downtown Snohomish has become a **tourist destination** that offers year round activities for all ages and seekers of antiques, galleries, artisan shops, cozy restaurants, tasting rooms for local wineries, breweries & distilleries.

In addition to the historic downtown shopping district, the fertile valley is home to a number of other attractions including:



Hot Air Balloon  
Adventures and Sky  
Diving



U-Pick Farms,  
Pumpkin Patches,  
and Agritourism



Fishing



Hiking



Commercial Agriculture

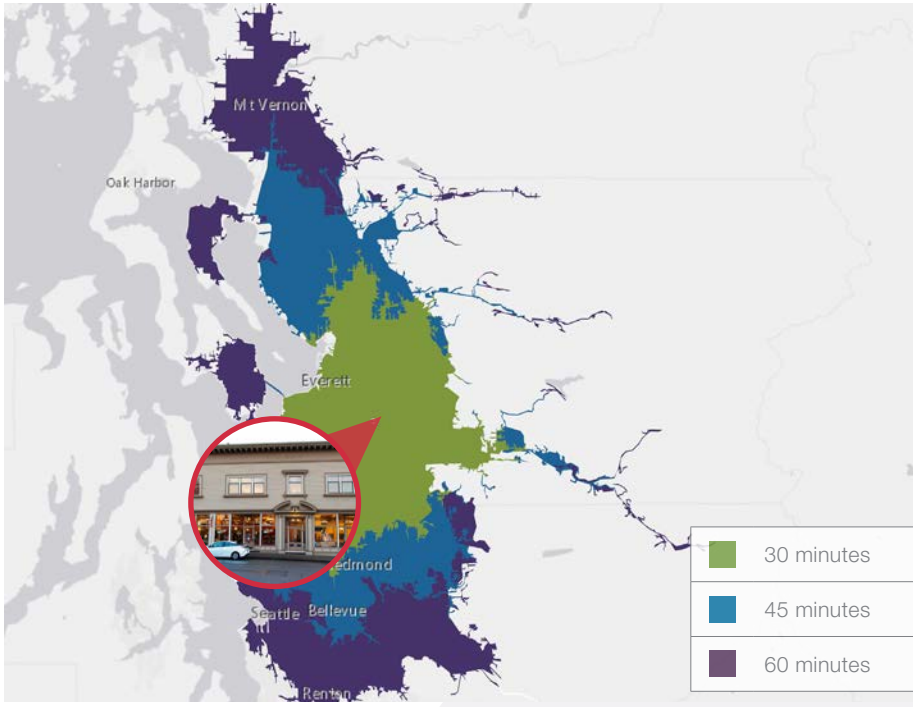


Event Venues



# Location Overview

## Drive Times



**Bellevue** 40 minutes  
24 miles

**Woodinville** 24 minutes  
13 miles

**Bellingham** 46 minutes  
32 miles

**Seattle** 46 minutes  
32 miles

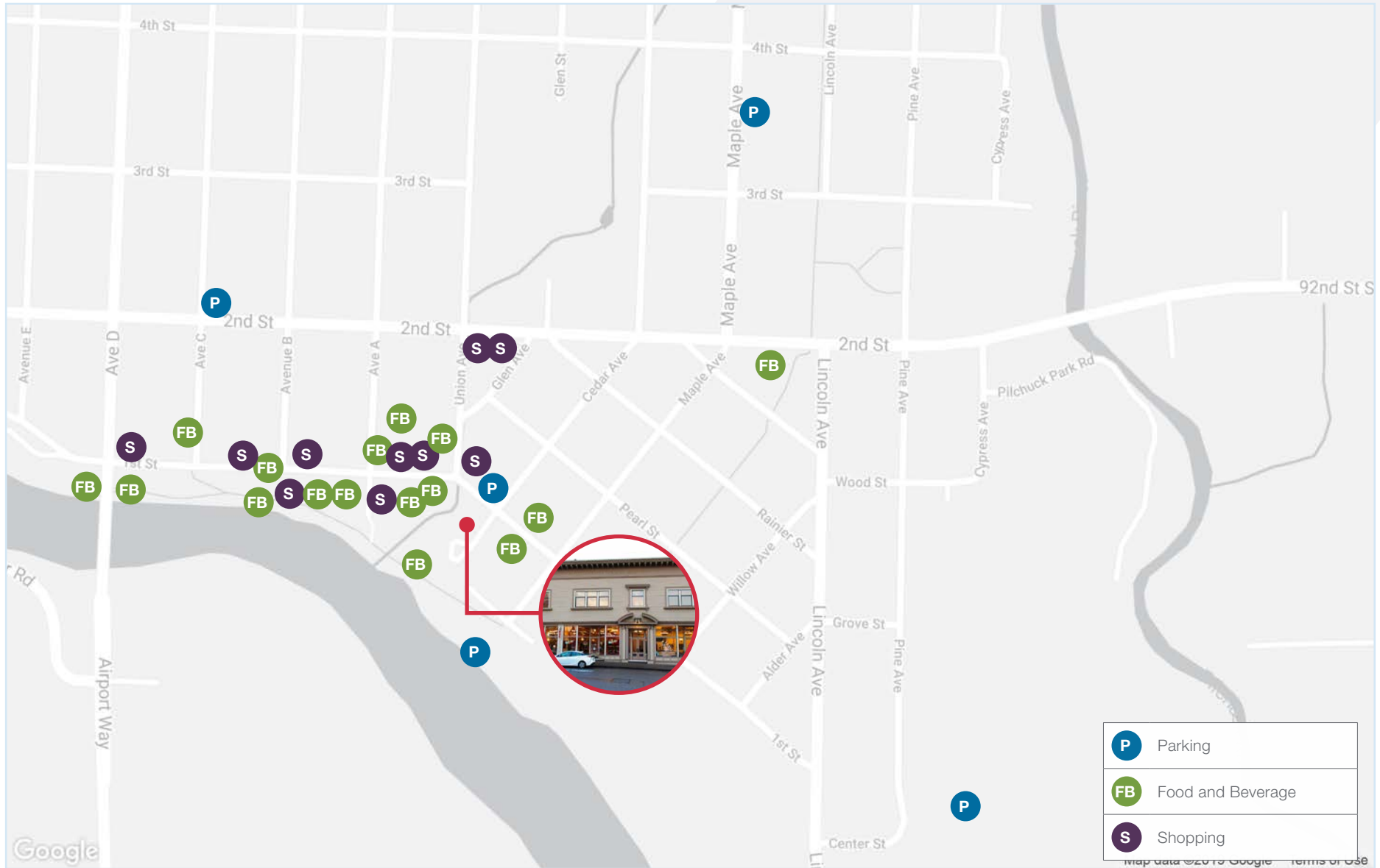
**Mount Vernon** 50 minutes  
41 miles

**Redmond** 41 minutes  
24 miles

**Anacortes** 70 minutes  
61 miles

# Area Map

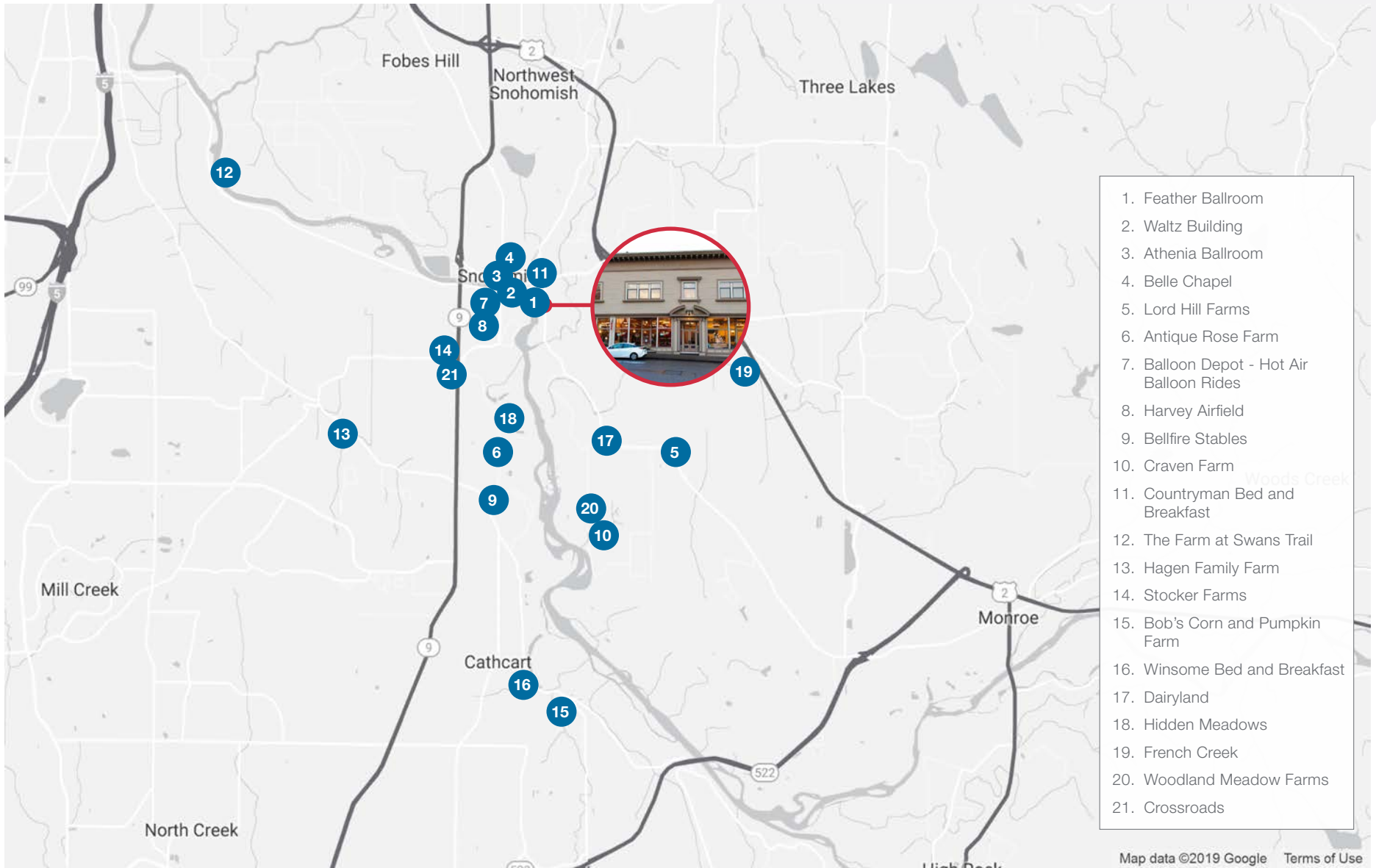
## Downtown Snohomish



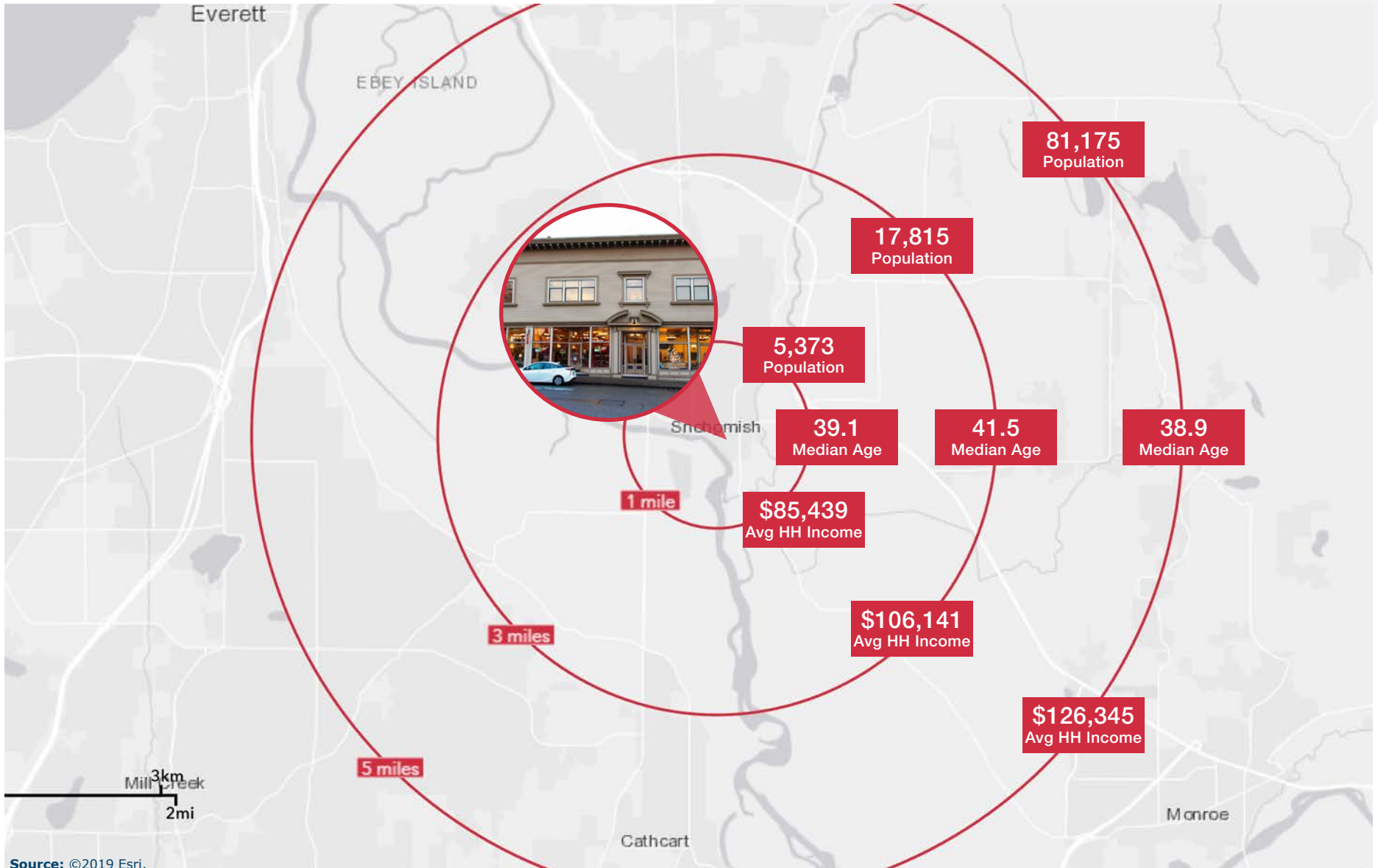


# Area Map

## Snohomish Event Venues and Attractions



# Demographics Map





# 5 OFFERING TERMS



# Offering Terms and Procedures

## Terms of Sale

The Property is being offered “as is”, “where is” and subject to all faults. Seller makes no representation or warranty with respect thereto. Buyer acknowledges that buyer is not relying on any representation or warranty of Seller or of any agent or representative of Seller. All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof including area measurements and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or withdrawal without notice.

## No Contact with Seller

All contact with seller shall be conducted through listing agents with prior written approval.

## Offering Procedure

NAI Puget Sound Properties hereby solicits offers to purchase the Feather Ballroom located at 801 1st Street, Snohomish, WA. Owner shall consider all offers to purchase the property as seller receives such offers. Inquiries concerning the procedures outlined in this Offering Memorandum shall be directed to:

### **Kelly Gaddis**

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