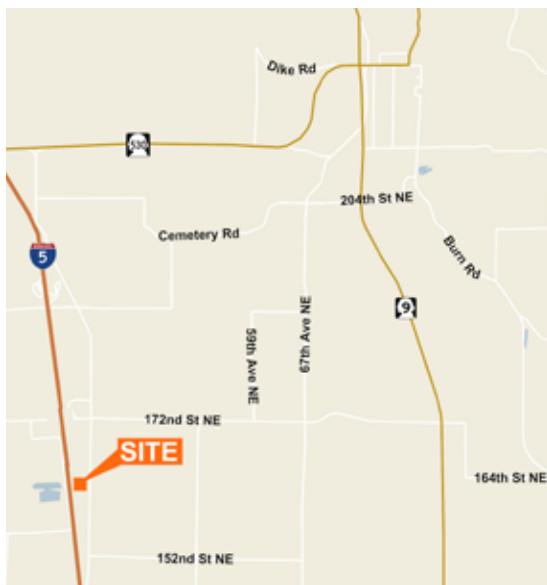




For Sale



Features

4.1 acres (179,052 SF) fronting on State Street/Smokey Pt Blvd

Zoned GC (General Commercial)

All utilities to site, off site surface water (entire site is usable)

Just east of the I-5 & 172nd street interchange fronting on Smokey Point Blvd/State St.

Flat buildable land, SEPA & grading permit approved (now expired)

Excellent exposure on the new "Auto Row"

Contact

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Smokey Point Auto Row Land

SITE

Description	2 parcels of vacant land located between I-5 and Smokey Point Blvd/State St.
Total Available Size	4.1 acres (179,052 SF)
Current Zoning	Marysville GC (General Commercial)
Sale Price	\$2,680,408.44 (\$14.97 PSF)

Property Summary and Comments

Adjacent to Harley Davidson on the new Auto Row in Smokey Point. Offsite surface water so the entire site is usable and ready to go. Has been through SEPA and has a grading permit approved (now expired).

Detail Description

Municipality	Marysville	Rail	No
Water	Yes	Will Build	
Sewer	Yes	Will Divide	
Electricity	Yes	Topography	Flat
Gas	Yes	Neighborhood	
Tax Year	2016	Taxes	\$17,734.91
AV Land	\$1,549,200	AV Buildings	N/A

Contact

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