

GEMP Building

3331 Broadway | Everett

NOW

AVAILABLE



For more

information contact:

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Coldwell Banker

1000 SE Everett Mall Way

Suite 201

Everett, WA 98208

Overview: A well-maintained medical / office building is now available on busy Broadway Ave in downtown Everett. The site has excellent visibility, quick access to I-5 and more than enough parking for medical use when including all four parcels together. Approximately 7,000 of the first floor is currently occupied on month-to-month.

Available: 1st Floor: 8,547 SF | 2nd Floor: 8,547 SF
Building: 17,094 SF
Lot Size: 23,958 Square Feet (3 Parcels)
Zoning: City of Everett BMU (Broadway Mixed Use | 65')

Built: 1970
Parking: 22 spaces on-site + an additional paved lot.

Terms: Cash Out
Lease: NNN | 3-5 Years

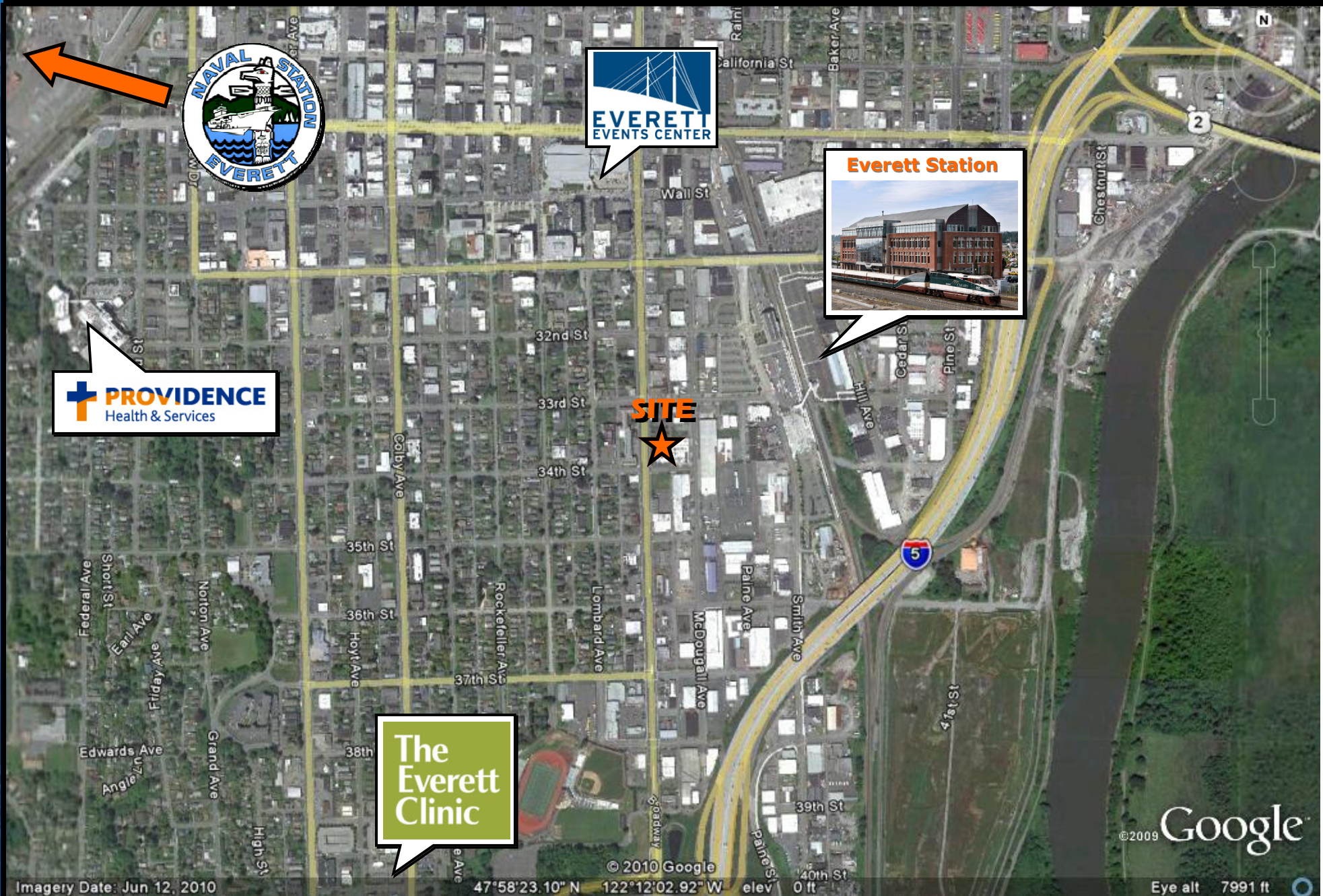
SOC / LOC: 3.0%

Lease Rate: \$10.00 - \$12.00 per Square Foot

Sales Price: \$2,200,000

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SITE
★

Imagery Date: Jun 12, 2010

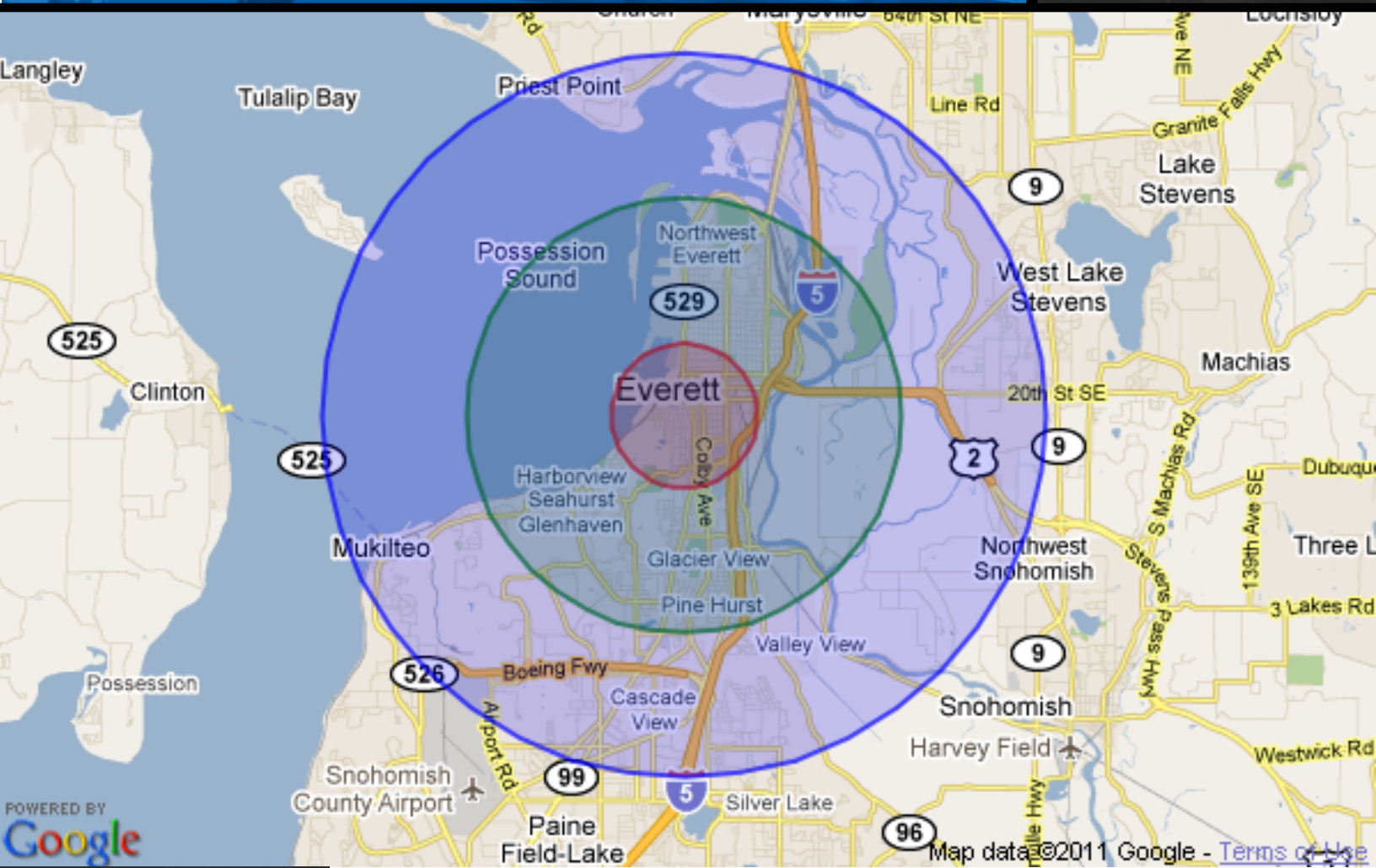
© 2010 Google
47°58'23.10" N 122°12'02.92" W elev 0 ft

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Eye alt 7991 ft

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Commercial

www.cbworldwide.com

	1-Mile	3-Mile	5-Mile
General Demographics			
Population	14,347	36,725	58,538
Households	6,544	14,017	22,124
Average Household Size	2.01	2.45	2.63
Owner Occupied HHs	32.93%	56.81%	67.84%
Renter Occupied HHs	67.07%	43.19%	32.16%
Median Age	37.4	34.4	34.1
Median HH Income	\$41,841	\$60,542	\$66,355
Average HH Income	\$53,222	\$69,592	\$79,477
Per Capita Income	\$25,798	\$27,698	\$30,172