

# FOR SALE

2317 Broadway Avenue  
Everett, Washington



## EVERETT DEVELOPMENT SITE

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

## 2317 BROADWAY AVENUE:

**SALE PRICE      \$2,475,000**

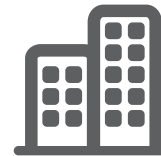
- Land Size: 30,056 SF
- Building Size: 6,312 SF
- Excellent Visibility and Access
- Zoning is BMV with a Maximum Building Height of 45'
- Broad Range of Uses Allowed for Both Residential and Commercial



Population



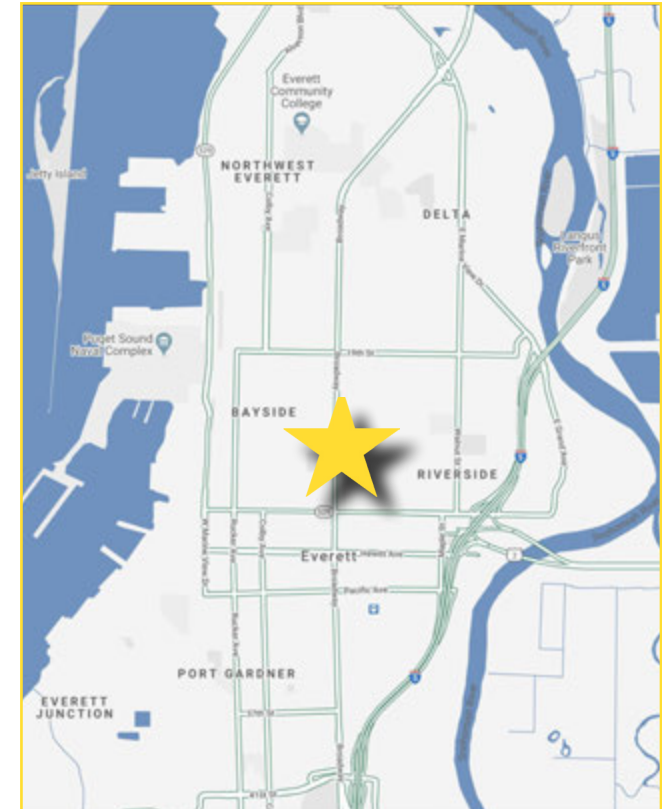
Average HH Income



Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	21,148	\$71,324	25,267
Mile 3	44,912	\$81,953	37,144
Mile 5	116,802	\$93,731	58,594





22ND STREET

23RD STREET

# SITE



BAGSHAW FIELD

NORTH MIDDLE SCHOOL

Walgreens

MOTEL EXPRESS

Tampico

BROADWAY AVENUE 34,476 ADT

Goodsell & Associates Inc

Habitat for Humanity

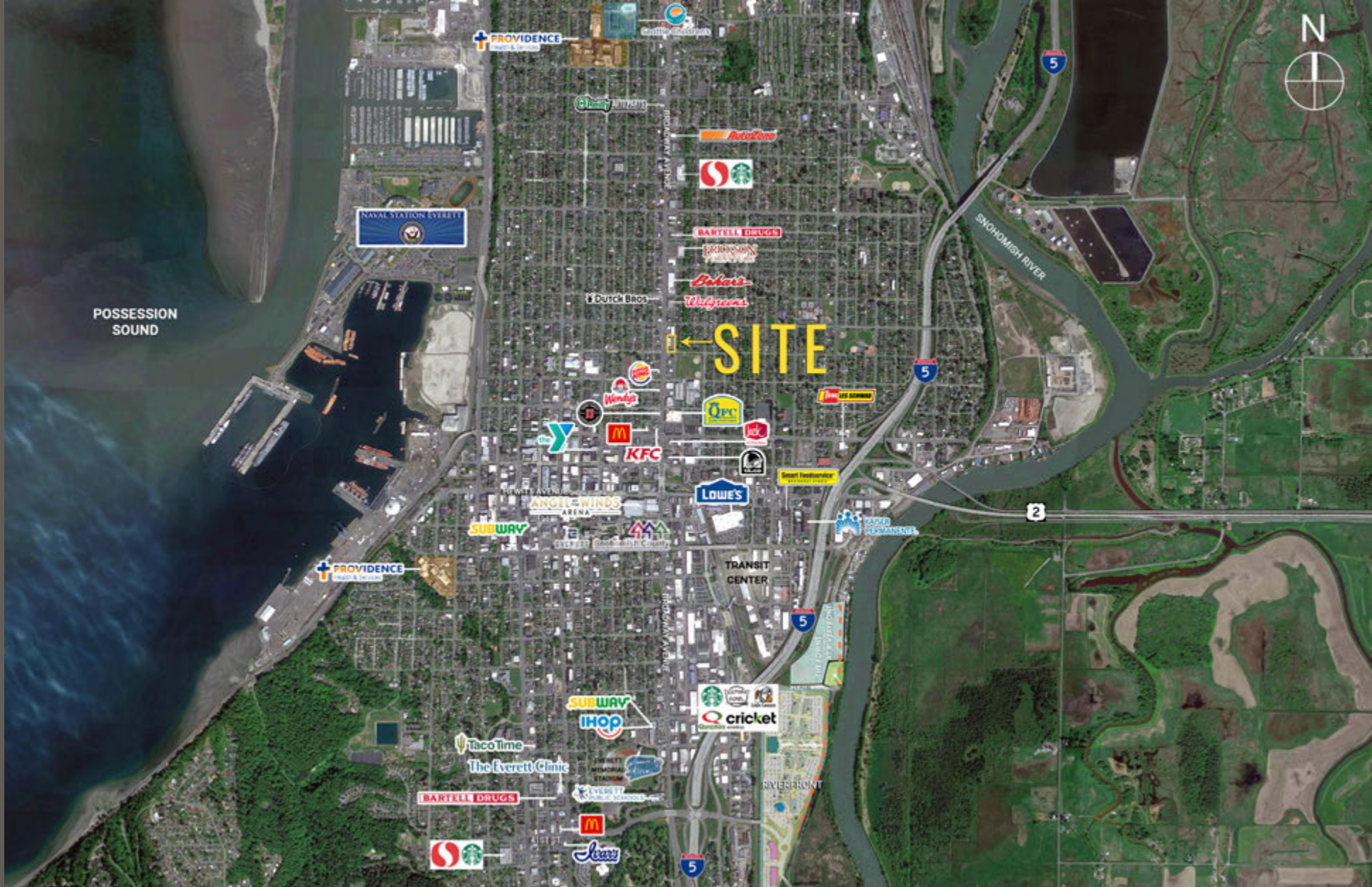
Vacuum

CHEVROLET

24TH STREET

BURGER KING





Located moments from  
HWY 204 & HWY 9



Located in the Lake  
Stevens Retail Core



11,000 CPD  
Market Place



34,476 ADT  
Broadway Avenue



**EVERETT, WA** is located 25 miles north of Seattle on tranquil Port Gardner Bay. Everett is equal parts charming coastal hamlet & thriving commercial hub. Everett enjoys one of the most enviable locales in the Pacific Northwest & an outstanding quality of life. As the Snohomish county Seat, Everett is the County's largest city and the area's center for economic development. Companies locating to Everett have access to a variety of business incentives, from industry-specific tax breaks to location-based tax deferrals.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

**BRENNAN MCCLURG**

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