

SUMMARY DETAILS

For Sale - Seattle Snohomish Mill Property
 9525 99th Ave SE Snohomish WA 98290 Snohomish County
 Listing ID# 573620



Location		Listing Information	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar	List Price:	\$ 7,900,000
Vicinity:	Snohomish UGA	\$/Unit:	\$ 987,500
		\$/SF:	\$ 81
		Status:	Available
		Asset Class:	Industrial
		Days on Market:	662
		Building \$/SF:	1.21
		SOC:	2.5%
		SOC Exclusions:	Yes
		Call Listing Agent:	Yes
		View With Discretion:	Yes
Property Information			
Property Type:	Industrial		
Total Building SF:	97,413		
Year Built:	1973		
Remodeled:	1997		
Tax ID #s:	28061800300100 28061800300200 28061800300300 28061800301100 28061900201600		
Sprinklers:	Yes		
Construction Type:	Framed, Glass, Metal, Steel, Wood		
Security System:	Yes		
# of Buildings:	8		
# of Floors:	1		
# of Units:	8		
Land Information			
Total Land SF:	1,467,536		
Acres:	33.69		
Zoning:	Light Industrial/Ag 10		
Investment Information			
Investment Prop:	No		
Investment Source:	Unknown		
Net Operating Income:	\$ 0		
Cap Rate:	0.00 %		
Terms:			
Cash or Conventional Financing			
Sustainability/Green Building			
LEED Cert:	No		
Energy Star Cert:	No		

Additional Information

Public Building Comments

Public Listing Comments

Family owned and operated Mill Property since 1941 is now for sale or lease. 33.69 Acres improved with eight buildings that total 97413 ASF are available. Located in the City of Snohomish UGA, this property is zoned Light Industrial with some Ag 10 property on the eastern two of five parcels. Within the Snohomish County Planning and Development Jurisdiction, the Property is in an Industrial and Airport Neighborhood. Side Rail serves the Property For Sale or For Lease.

Special Notes

Asset Class Information - Industrial

Min Industrial SF:	N/A
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Industrial Type:	Manufacturing
Fenced:	Yes
Paved:	Yes
Yard:	Yes
Gas:	Yes
Waterfront:	Yes

Rail Service:	No
Electric Standard:	No
Electric Heavy:	Yes

Asset Class Information - Office

Min Office SF:	2,736
Max Office SF:	2,736
Total Avail SF Min:	97,413
Total Avail SF Max:	97,413

Asset Class Information - Land

Land Details:	
Topography:	Level with Dikes

Access:	
Curb Cuts:	No
Road Frontage 1:	Airport Way

Utilities:	
Sanitary Sewer:	Private
Water:	City
Electricity:	County

Gas Lines:	Private
Storm Sewer:	Private

Extra Images

SUMMARY DETAILS

For Sale - Pegasus Theatre Shops
 1003 1st St Snohomish WA 98290 Snohomish County
 Listing ID# 591612



Location		Listing Information	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar	List Price:	\$ 1,500,000
		\$/SF:	\$ 307
		Status:	Available
		Asset Class:	Retail
		Days on Market:	110
		SOC:	2.5
		SOC Exclusions:	No
		Call Listing Agent:	Yes
		View With Discretion:	Yes
Property Information			
Property Type:	Retail	Investment Prop:	No
Total Building SF:	4,880	Investment Source:	Unknown
Year Built:	1920	Gross Income:	\$ 0
Tax ID #s:	00579500300302	Operating Expense:	\$ 0
Sprinklers:	No	Net Operating Income:	\$ 0
Construction Type:	Concrete, Wood	Cap Rate:	0.00 %
Security System:	No		
# of Buildings:	1	Sustainability/Green Building	
# of Floors:	4	Energy Star Cert:	No
Land Information			
Total Land SF:	4,792		
Acres:	0.11		
Zoning:	C-5		

Additional Information

Public Building Comments

The Historic Building adds charm & character to The Snohomish Historic District. High traffic location & great window coverage. Features include: large open balcony, kitchen & full basement. Beautiful river frontage. Nostalgia capitol of the Northwest.

Public Listing Comments


The Historic Building adds charm & character to The Snohomish Historic District and is ready for a new owner. High traffic location & Great window coverage. Features include: Large open balcony, kitchen & full basement. Beautiful River Frontage. Great square footage for endless possibilities. Currently tenant is a highly sought after vintage and contemporary store. Nostalgia capitol of the Northwest. This is an amazing investment opportunity. Owner Financing Considered - Unlimited Potential- Over 10,000 square feet 4 levels and much more - Seller will look at all terms!

Special Notes

Asset Class Information - Retail

Total Avail SF Min:	10,463	Center Type:	Community/Specialty
Total Avail SF Max:	10,463		

Extra Images

					
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SUMMARY DETAILS

For Sale - First National Bank Building - Snohomish

1001 1st St Snohomish WA 98290 Snohomish County

Listing ID# 594814



Location	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar

Property Information	
Property Type:	Office
Total Building SF:	5,100
Year Built:	1907
Tax ID #s:	00579500300400
Sprinklers:	No
Security System:	No
# of Buildings:	1
# of Floors:	2

Land Information	
Total Land SF:	3,920
Acres:	0.09
Zoning:	HB

Listing Information	
List Price:	\$ 1,100,000
\$/SF:	\$ 215
Status:	New
Asset Class:	Office
Days on Market:	5
SOC:	2.5%
SOC Exclusions:	No
Call Listing Agent:	Yes
View With Discretion:	Yes
Showing Instructions:	MUST CALL LISTING AGENT !

Investment Information	
Investment Prop:	No
Investment Source:	Unknown
Gross Income:	\$ 57,000
Operating Expense:	\$ 100
Net Operating Income:	\$ 56,900
Cap Rate:	5.17 %

Sustainability/Green Building	
LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments

Public Listing Comments

One of a kind - A true piece of Snohomish History! Hosted many different businesses - First National Bank, restaurants, retail space and currently a Professional Real Estate Office. Great Location in the Heart of the Historic District - Must see to appreciate the history - Still has original Vault & Safe - Great building for future restaurant, retail space, wine bar, beauty spa. So many opportunities -

Special Notes

Asset Class Information - Office

Asset Class Information - Retail

Extra Images

SUMMARY DETAILS

For Sale - 924 First Street
 924 1st St Snohomish WA 98290 Snohomish County
 Listing ID# 542459



Location	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar

Property Information	
Property Type:	Mixed Use
Total Building SF:	5,000
Year Built:	1893
Remodeled:	2014
Tax ID #s:	00579500501501
Sprinklers:	No
Construction Type:	Brick, Framed
Security System:	No
# of Buildings:	1
# of Floors:	2
# of Units:	6

Land Information	
Total Land SF:	3,049
Acres:	0.07
Zoning:	HBD

Listing Information	
List Price:	\$ 1,000,000
\$/Unit:	\$ 166,666
\$/SF:	\$ 200
Status:	Available
Asset Class:	Mixed Use
Days on Market:	1342
Building \$/SF:	3.89
SOC:	2.5
SOC Exclusions:	No
Call Listing Agent:	Yes
View With Discretion:	Yes
Showing Instructions:	Fully Leased, please call the Listing Agent to tour with more than 24 hour notice requested by residential tenant.

Investment Information	
Investment Prop:	Yes
Investment Source:	Proforma
Gross Income:	\$ 77,017
Operating Expense:	\$ 19,324
Net Operating Income:	\$ 57,693
Cap Rate:	5.77 %
Terms:	All Cash at Closing

Sustainability/Green Building	
LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments

In the Heart of the Historic District in Snohomish. Located prominently on the corner of First Street and Avenue A, this multi-tenant brick building is rich with character and history. 2500 ASF well established restaurant on the main street level. 1434 ASF Residential and Four Executive Office Suites on the upper level. Close access to Highway 9 and 2 and also Avenue D, the main commercial/residential connectors in Snohomish.

Public Listing Comments

Newly Restored and Fully Leased Historic Landmark located in the Heart of the Historic Business District in Snohomish. Restaurant, Residential, Retail and Office Tenants provide a stable income producing property. Potential to improve/develop net rentable area by an additional 2500 square feet on the lower floor level.

Special Notes

Asset Class Information - Office

Lease Rate Low:	\$ 14.33
Lease Rate High:	\$ 23.36
Min Office SF:	154
Max Office SF:	2,131
Total Avail SF Min:	154
Total Avail SF Max:	4,593

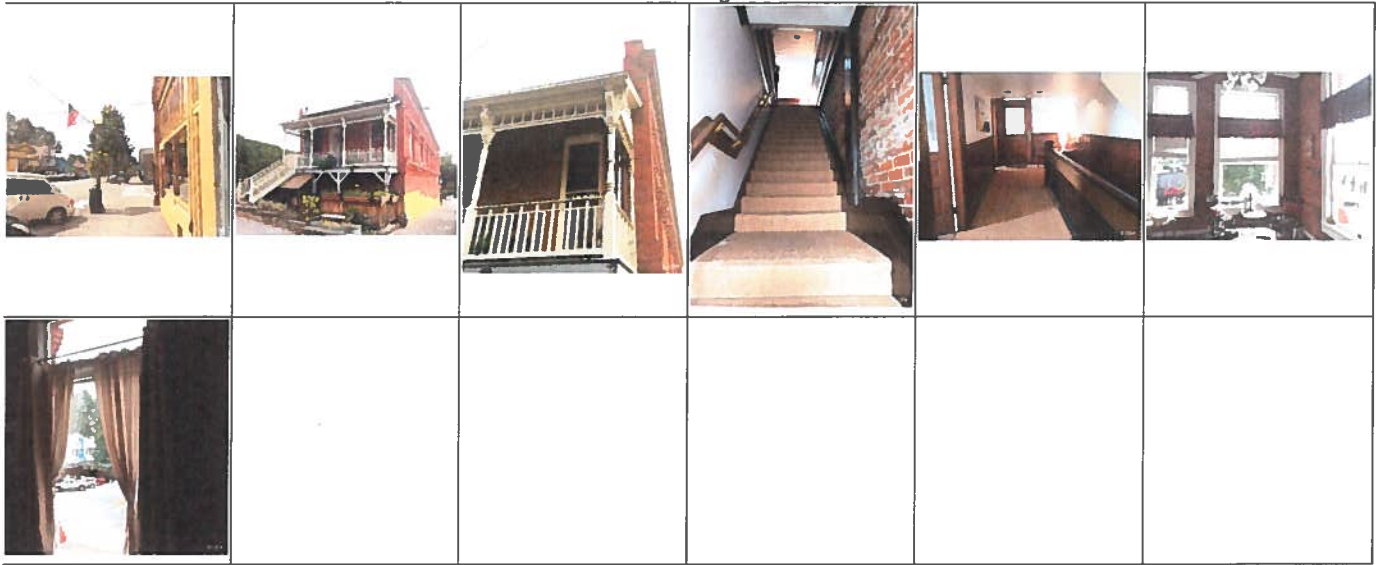
Asset Class Information - Retail

Lease Rate Low:	\$ 14.33
Lease Rate High:	\$ 23.36
Min Office SF:	154
Max Office SF:	2,131

Center Type:	Community/Specialty
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Total Avail SF Min:	154
Total Avail SF Max:	4,593

Extra Images



SUMMARY DETAILS

For Sale - 606 Rainier Street
 606 Rainier St Snohomish WA 98290 Snohomish County
 Listing ID# 593104



Location	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar
Vicinity:	Snohomish

Listing Information	
List Price:	\$ 3,500,000
\$/SF:	\$ 179
Status:	Available
Asset Class:	Industrial
Days on Market:	48
SOC:	3%
SOC Exclusions:	No
Call Listing Agent:	Yes
View With Discretion:	Yes
Showing Instructions:	Call to schedule a tour

Property Information	
Property Type:	Industrial
Total Building SF:	19,534
Year Built:	1977
Remodeled:	2017
Tax ID #s:	00537700300101 00537700300300 00537700300703
Sprinklers:	Yes
Construction Type:	Metal, Wood
Security System:	No
# of Buildings:	2
# of Floors:	1

Investment Information	
Investment Prop:	No
Investment Source:	Unknown
Net Operating Income:	\$ 0
Cap Rate:	0.00 %

Land Information	
Total Land SF:	27,441
Acres:	0.63
Zoning:	Mu

Sustainability/Green Building	
LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments

Newly remodeled industrial/office buildings in the heart of downtown Snohomish. Warehouse and office both have newly installed HVAC, Climate controlled warehouse. 1,200 SF of new mezzanine office added to 18,412 SF footprint. For a total of 19,534 SF.

Public Listing Comments

Newly remodeled and updated. 1,122 SF of new Office Mezzanine added in 2017 for a total Rentable SF of 19,534. Two Grade level doors. 12x12 and 14x18. 3 phase, 800 Amps/208 Volt. Climate controlled warehouse & new HVAC units. Current owner has outgrown space. Listing is for 2 tax parcels: 0537700300300 and 00537700300703. The addresses are 141 Maple Ave and 606 Rainier St Snohomish WA

Special Notes

Asset Class Information - Industrial

Min Industrial SF:	N/A
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Industrial Type:	Warehouse/Distribution
Fenced:	Yes
Paved:	Yes
Yard:	No
Gas:	Yes
Waterfront:	No

Rail Service:	No
Electric Standard:	No
Electric Heavy:	Yes

Asset Class Information - Office

Min Office SF:	5,430
Max Office SF:	5,430
Total Avail SF Min:	19,534
Total Avail SF Max:	19,534

Extra Images

SUMMARY DETAILS



For Sale - Liberty Building
 108 Union Snohomish WA 98290 Snohomish County
 Listing ID# 583422

Location

Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar
Vicinity:	Historic Downtown Snohomish

Listing Information

List Price:	\$ 800,000
\$/Unit:	\$ 160,000
\$/SF:	\$ 241
Status:	Available
Asset Class:	Office
Days on Market:	353
SOC:	2.5%
SOC Exclusions:	No
Call Listing Agent:	Yes
View With Discretion:	Yes
Showing Instructions:	
Please call to schedule a tour.	

Property Information

Property Type:	Office
Total Building SF:	3,312
Year Built:	1900
Remodeled:	1970
Tax ID #s:	00579500500301
Sprinklers:	No
# of Buildings:	1
# of Floors:	2
# of Units:	5

Land Information

Total Land SF:	4,356
Acres:	0.1
Zoning:	HB

Investment Information

Investment Prop:	No
Investment Source:	Unknown
Gross Income:	\$ 77,103
Operating Expense:	\$ 16,560
Net Operating Income:	\$ 60,543
Cap Rate:	7.57 %

Sustainability/Green Building

Additional Information

Public Building Comments

Newly remodeled commercial building in historic Snohomish.

Public Listing Comments

Charming one story office building. Previous use was for an insurance firm with multiple private offices, larger open area, two bathrooms, and full kitchen. 3 parking stalls behind building in addition to street parking.

Special Notes

Asset Class Information - Office

Extra Images

SUMMARY DETAILS

For Sale - Pilchuck Veterinary Hospital
 11308-11420 92nd St SE Snohomish WA 98290 Snohomish County
 Listing ID# 584714



Location	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar

Listing Information	
List Price:	\$ 9,975,000
\$/SF:	\$ 224
Status:	Available
Asset Class:	Office
Days on Market:	314
SOC:	1.0%
SOC Exclusions:	No
Call Listing Agent:	Yes
View With Discretion:	No

Property Information	
Property Type:	Office
Total Building SF:	44,353
Year Built:	1975
Remodeled:	2008
Tax ID #s:	28061800400100 28061800400300
Sprinklers:	No
Security System:	No
# of Buildings:	9
# of Floors:	1

Investment Information	
Investment Prop:	No
Investment Source:	Unknown
Gross Income:	\$ 654,840
Operating Expense:	\$ 0
Net Operating Income:	\$ 654,840
Cap Rate:	6.56 %

Land Information	
Total Land SF:	826,769
Acres:	18.98

Sustainability/Green Building	
LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments

Public Listing Comments

• This sale/leaseback investment is backed by a 15-year Absolute Net Lease with 2% annual increases. • Only large animal emergency hospital in Western, Washington • Financials available upon request

Special Notes

Asset Class Information - Office

Extra Images



SUMMARY DETAILS

For Sale - 1507 First Street
 1507 1st St Snohomish WA 98290 Snohomish County
 Listing ID# 546667



Location	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar

Property Information	
Property Type:	Land
Tax ID #s:	28051300110100
Sprinklers:	No
# of Buildings:	0

Land Information	
Total Land SF:	33,541
Acres:	0.77
Zoning:	Commercial

Listing Information	
List Price:	\$ 280,000
Status:	Pending
Asset Class:	Land
Days on Market:	1232
SOC:	2.5
SOC Exclusions:	Yes
Call Listing Agent:	Yes
View With Discretion:	No

Investment Information	
Investment Prop:	No
Investment Source:	Unknown
Net Operating Income:	\$ 0
Cap Rate:	0.00 %
Terms:	
Cash at Closing	

Sustainability/Green Building	
LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments

Commerical Zoned land parcel on First Street. One block from the Historic Downtown Snohomish Business District, great access to Snohomish, Airport Way, Washington State Route 9 and Washington State Highway 2. Snohomish River Front Commercial Property.

Public Listing Comments

.77 Acres on First Street within one block of the Historic Business District in Snohomish. Snohomish River Front Property, mostly level and cleared.

Special Notes

Asset Class Information - Land

Access:	
Curb Cuts:	No
Road Frontage 1:	First Street

Utilities:	
Sanitary Sewer:	Available
Water:	Available
Electricity:	Available
Gas Lines:	Available
Storm Sewer:	Available

Extra Images

SUMMARY DETAILS

For Sale - Pilchuck Mobile Home Park
 11100 92nd St SE Snohomish WA 98290 Snohomish County
 Listing ID# 594391



Location	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar
Vicinity:	Near City of Snohomish

Listing Information	
List Price:	\$ 1,299,000
\$/Unit:	\$ 68,368
\$/SF:	\$ 591
Status:	Available
Asset Class:	Mobile Home Park
Days on Market:	15
SOC:	3%
SOC Exclusions:	No
Call Listing Agent:	Yes
View With Discretion:	Yes
Showing Instructions:	Call for showing. Do Not Disturb Tenants.

Property Information	
Property Type:	Mobile Home Park
Total Building SF:	2,196
Year Built:	1978
Tax ID #s:	28061800400500 28061800403600
Sprinklers:	No
Security System:	No
# of Buildings:	1
# of Floors:	2
# of Units:	19

Investment Information	
Investment Prop:	No
Investment Source:	Unknown
Gross Income:	\$ 115,469
Operating Expense:	\$ 42,647
Net Operating Income:	\$ 72,822
Cap Rate:	5.61 %

Land Information	
Total Land SF:	162,914
Acres:	3.73999
Zoning:	A-10 with Conditional Use

Sustainability/Green Building	
LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments

Public Listing Comments

New on the market, well established Mobile Home Park - 19 tenants pay rent. Sale includes one duplex and one mobile home. Property has above ground electrical, cable, city water and private septic system for all 18 pads and duplex. Duplex is approximately 2000 sf. Sale consist of 2 tax parcels: #280618-004-005-00, #280618-004-036-00

Special Notes

Extra Images

SUMMARY DETAILS

For Sale - Avenue C Building
 127 Ave C Snohomish WA 98290 Snohomish County
 Listing ID# 587606



Location		Listing Information	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar	List Price:	\$ 1,050,000
Property Information		\$/SF:	\$ 153
Property Type:	Office	Status:	Available
Total Building SF:	6,830	Asset Class:	Office
Year Built:	1947	Days on Market:	229
Tax ID #s:	00579500701000	SOC:	3%
Sprinklers:	No	SOC Exclusions:	No
Construction Type:	Wood	Call Listing Agent:	Yes
Security System:	No	View With Discretion:	Yes
# of Buildings:	1	Showing Instructions:	Must make an appointment with listing agent, Seller prefers a letter of intent prior to tour of building. Tenants have been there 10+ years and wish to stay long term. Tenants pay all utilities, Seller pays taxes & Ins plus \$1,200 year cleaning
# of Floors:	1		
Land Information			
Total Land SF:	15,360		
Acres:	0.35		

Investment Information	
Investment Prop:	Yes
Investment Source:	Unknown
Gross Income:	\$ 92,400
Operating Expense:	\$ 19,672
Net Operating Income:	\$ 72,728
Cap Rate:	6.93 %

Sustainability/Green Building	
LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments

Located on the main East/West street in Snohomish, just one block up from Historic 1st St. This building is totally rented and has been for many years with zero vacancy. Parking lot just resurfaced and re-striped, all repairs owner knows of have been taken care of and fresh paint on the front of the building. Insurance Co takes care of common areas in upper 3 units for a \$100.00 deduction in his rent. 5 bathrooms total for the building.

Public Listing Comments

Located on the main East/West street in Snohomish, just one block up from Historic 1st St. This building is totally rented and has been for many years with zero vacancy. Parking lot just resurfaced and re-striped, all repairs owner knows of have been taken care of and fresh paint on the front of the building. Insurance Co takes care of common areas in upper 3 units for a \$100.00 deduction in his rent. 5 bathrooms total for the building.

Special Notes

Asset Class Information - Office

Lease Rate Low:	\$ 1,320.00
Max Office SF:	6,830
Total Avail SF Min:	6,830
Total Avail SF Max:	6,830

Extra Images





SUMMARY DETAILS

For Sale - Antheia Ballroom
 213 Avenue D Snohomish WA 98290 Snohomish County
 Listing ID# 576447



Location	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar

Property Information	
Property Type:	Office
Total Building SF:	3,712
Year Built:	1920
Tax ID #s:	00579500901300
Sprinklers:	No
Security System:	No
# of Buildings:	1
# of Floors:	2

Land Information	
Total Land SF:	7,840
Acres:	0.18
Zoning:	HB

Listing Information	
List Price:	\$ 595,000
\$/SF:	\$ 160
Status:	Available
Asset Class:	Office
Days on Market:	573
SOC:	3
SOC Exclusions:	No
Call Listing Agent:	Yes
View With Discretion:	Yes
Showing Instructions:	
Currently used as wedding/events center. Do not disturb occupants. Showing by appointment.	

Investment Information	
Investment Prop:	No
Investment Source:	Unknown
Net Operating Income:	\$ 0
Cap Rate:	0.00 %

Sustainability/Green Building	
Energy Star Cert:	No

Additional Information

Public Building Comments

Public Listing Comments

Church building available together with Wedding & Events Business Opportunity in downtown Snohomish. Seats 120 people. Caterer's Kitchen, bar, covered patio, changing rooms, office and great hall. ADA accessible with wheelchair lift.

Special Notes

Asset Class Information - Office

Total Avail SF Min:	3,316
Total Avail SF Max:	3,712

Asset Class Information - Retail

Total Avail SF Min:	3,316
Total Avail SF Max:	3,712

Center Type:	Community/Specialty
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Extra Images



SUMMARY DETAILS

For Sale - 14 Unit Apartment
 914 4th St Snohomish WA 98290 Snohomish County
 Listing ID# 591996



Location	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar
Vicinity:	Downtown

Listing Information	
List Price:	\$ 2,380,000
\$/Unit:	\$ 170,000
\$/SF:	\$ 193
Status:	Pending
Asset Class:	Multi-Family
Days on Market:	97
SOC:	2.5%
SOC Exclusions:	No
Call Listing Agent:	Yes
View With Discretion:	No
Showing Instructions:	
Shown with mutual agreement. Call listing broker 425 765 8578	

Property Information	
Property Type:	Multi-Family
Total Building SF:	12,288
Year Built:	1969
Remodeled:	2016
Tax ID #s:	004444202001400
Sprinklers:	No
Construction Type:	Brick, Wood
Security System:	No
# of Buildings:	1
# of Floors:	2
# of Units:	14

Land Information	
Total Land SF:	21,780
Acres:	0.5
Zoning:	Multifamily

Investment Information	
Investment Prop:	Yes
Investment Source:	Proforma
Gross Income:	\$ 173,100
Operating Expense:	\$ 45,000
Net Operating Income:	\$ 128,100
Cap Rate:	5.38 %
GRM:	13.75
Terms:	
Cash out, conventional.	

Sustainability/Green Building	
LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments

Updated 14 unit apartment house. 8-1 bedroom, and 6-2 bedroom, 14 carports, 4 uncovered parking spaces, 14 storage closets.Extras include an elevator, thermal pane windows, six units updated with new Kitchens, bathroom, carpet, and paint. 8 units partially updated with new appliances. 6 units have SS appliances, granite countertops, carpet, and paint.New commercial roof, and gutters, exterior paint, decks, walkways, stairways, and two laundry rooms. Walk to shopping.

Public Listing Comments

Best value in Snohomish! Updated 14 unit apartment house! 8-1 bedroom approximately 750 SF, and 6-2 bedroom units approximately 920 SF, 14 carports, 4 uncovered spaces. 6 updated units, granite, SS appliances, carpet, and paint.8 partially updated, appliances and paint. Extras include new commercial type roof, and gutters, decks, walkways, exterior paint, and 2 laundry room with new appliances. Professionally landscaped.Fully leased, walk to town and shopping.

Special Notes

Asset Class Information - Multi-Family

Multi-Family Financials - Annual Expense:	
Expense Year:	
+RE Tax:	15200
+Pers. Tax:	
+Acct/Legal:	
+Advert:	
+Insur:	4900
+Elect:	1500
+Wtr/Sewer:	14300
+Trash:	3000
+Prop. Mgr:	

+Res. Mgr:	
+Maint:	6000
+Supplies:	
+Other:	
=Total Exp.:	44900
Reserves:	

Cable:	No
Indoor Pool:	No
Outdoor Pool:	No
Rec Room:	No
Common Laundry:	Yes

Multi-Family Financials - Annual Operating:	
Grs Sch Rnts:	\$ 173,100
-Vacancy	\$ 1000
+Laundry Inc:	

+Parking Inc:	
+Other Inc:	
=Eff Gross:	\$ 172,100
-Tot Exp:	\$ 45,000
=NOI:	\$ 128,100

Summary:

Cap Rate:	5.38 %
\$/SF/YR:	
GRM:	13.75
\$/Unit:	\$ 170,000
Expense/Unit:	\$ 3,214
Approx \$/SF:	\$ 193

Extra Images



SUMMARY DETAILS

For Sale - 520 Pine Assemblage

520 Pine Ave Snohomish WA 98291 Snohomish County

Listing ID# 587696



Location	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar

Property Information	
Property Type:	Land
Total Building SF:	18,452
Tax ID #s:	18280610250001 1828061026000 28061800103800 28061800106000 2806180012400 2806180012500 2806180012600
Sprinklers:	No
Security System:	No
# of Buildings:	5
# of Floors:	1

Land Information	
Total Land SF:	141,570
Acres:	3.25

Listing Information	
List Price:	\$ 3,000,000
\$/SF:	\$ 162
Status:	Available
Asset Class:	Land
Days on Market:	224
SOC:	3%
SOC Exclusions:	No
Call Listing Agent:	Yes
View With Discretion:	Yes
Showing Instructions:	Do not disturb business, please call listing broker for showing instructions.

Investment Information	
Investment Prop:	No
Investment Source:	Unknown
Net Operating Income:	\$ 0
Cap Rate:	0.00 %

Sustainability/Green Building	
LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments

Public Listing Comments

Unique large infill parcel for assisted living, medical, multifamily, townhouses, retail, office, hotel, or services use. Pilchuck Dist. CRT 5 zone allows up to 5 stories. Flat building site in a fully developed area across from school and adjacent to Interurban Trail. Profitable business also available.

Special Notes

Asset Class Information - Land

Access:	
Curb Cuts:	No

Extra Images

SUMMARY DETAILS

For Sale - Pilchuck Ridge Apartments
 226 6th St Snohomish WA 98290 Snohomish County
 Listing ID# 593508



Location		Listing Information	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar	List Price:	\$ 3,190,000
Property Information		\$/Unit:	\$ 113,928
Property Type:	Multi-Family	\$/SF:	\$ 156
Total Building SF:	23,106	Status:	Available
Year Built:	1990	Asset Class:	Multi-Family
Tax ID #s:	00442600000201	Days on Market:	38
Sprinklers:	No	SOC:	2.0
Construction Type:	Framed	SOC Exclusions:	No
Security System:	No	Call Listing Agent:	Yes
# of Buildings:	5	View With Discretion:	Yes
# of Floors:	2	Showing Instructions:	
# of Units:	28	Showings only with accepted offer.	

Land Information		Investment Information	
Total Land SF:	73,181	Investment Prop:	Yes
Acres:	1.68	Investment Source:	Proforma
		Gross Income:	\$ 236,531
		Operating Expense:	\$ 169,553
		Net Operating Income:	\$ 66,978
		Cap Rate:	2.10 %
		GRM:	13.35

Sustainability/Green Building	
LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments
 Public Listing Comments

Pilchuck Ridge Apartments is an "absolutely wonderful property." The main building is a single-story with all 1-bedroom units and 4 additional 2-story buildings with 2-bedroom townhome units. There are 28 units (13 one-bed/one-bath and 15 two-bed/one-bath) all on a large 1.68 acre corner lot with 35 off-street parking stalls. Community room with kitchen. On-site manager's leasing office. This complex is right on the Centennial Running trail and conveniently located near downtown. Units are spacious and reasonably priced with a wait list.

Special Notes

Asset Class Information - Multi-Family

Multi-Family Financials - Annual Expense:	
Expense Year:	
+RE Tax:	13883
+Pers. Tax:	
+Acct/Legal:	6040
+Advert:	687
+Insur:	5381
+Elect:	5513
+Wtr/Sewer:	28436
+Trash:	5904
+Prop. Mgr:	17826

+Res. Mgr:	25405
+Maint:	32370
+Supplies:	4121
+Other:	23987
=Total Exp.:	169553
Reserves:	

Cable:	No
Indoor Pool:	No
Outdoor Pool:	No
Rec Room:	Yes
Common Laundry:	Yes

Multi-Family Financials - Annual Operating:	
Grs Sch Rnts:	\$ 238,920
-Vacancy	\$ 2389
+Laundry Inc:	492
+Parking Inc:	
+Other Inc:	281
=Eff Gross:	\$ 237,304
-Tot Exp:	\$ 169,553
=NOI:	\$ 66,977

Summary:	
Cap Rate:	2.10 %

\$/SF/YR:	
GRM:	13.35
\$/Unit:	\$ 113,928
Expense/Unit:	\$ 6,055
Approx \$/SF:	\$ 156

Extra Images

SUMMARY DETAILS

For Sale - 1320 7th Street
 1320 7th St Snohomish WA 98290 Snohomish County
 Listing ID# 587170



Location		Listing Information	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar	List Price:	\$ 2,800,000
Vicinity:	Snohomish	\$/Unit:	\$ 1,400,000
		\$/SF:	\$ 322
Property Information		Status:	Available
Property Type:	Office	Asset Class:	Office
Total Building SF:	8,680	Days on Market:	243
Year Built:	1968	Building \$/SF:	4.32
Tax ID #s:	28051200405200	SOC:	2.5%/2.0%
Sprinklers:	No	SOC Exclusions:	No
Construction Type:	Framed, Glass	Call Listing Agent:	Yes
Security System:	Yes	View With Discretion:	Yes
# of Buildings:	1	Investment Information	
# of Floors:	2	Investment Prop:	No
# of Units:	2	Investment Source:	Unknown
Land Information		Net Operating Income:	\$ 0
Total Land SF:	73,181	Cap Rate:	0.00 %
Acres:	1.68	Sustainability/Green Building	
Zoning:	C	LEED Cert:	No
		Energy Star Cert:	No

Additional Information

Public Building Comments

Medical-Dental campus in Snohomish. Centrally located and well established in the heart of Snohomish.

Public Listing Comments

Medical Dental Campus Available for Sale in Snohomish. Well established and Centrally Located with Owner User Anchor. Consider the highest and best use for the 1.68 Acre Campus with a custom 8680 square foot Medical Dental Building. Development Potential at the Crossroads of Commercial and Residential Districts in Snohomish.

Special Notes

Asset Class Information - Office

Total Avail SF Min:	8,680
Total Avail SF Max:	8,680

Extra Images

SUMMARY DETAILS

For Sale - Burger King - Bickford Avenue
 1426 Bickford Ave Snohomish WA 98290 Snohomish County
 Listing ID# 591987



Location		Listing Information	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar	List Price:	\$ 1,709,217
		\$/Unit:	\$ 1,709,217
		\$/SF:	\$ 474
		Status:	Available
		Asset Class:	Retail
		Days on Market:	98
		SOC:	1% one
		SOC Exclusions:	No
		Call Listing Agent:	No
		View With Discretion:	No
		Showing Instructions:	
		Puget Sound area WA. Absolute NNN investment in this New 10 year lease renewal. New Remodel in 2017 and new banding . Low rent basis due to Seller owned leaseback in 2007. lease extends to 2037 with increases and HARD TO FIND 7% percentage rent clause .	
Property Information			
Property Type:		Retail	
Total Building SF:		3,600	
Year Built:		1996	
Tax ID #s:		00538900501000	
Sprinklers:		No	
Construction Type:		Masonry	
# of Buildings:		1	
# of Floors:		1	
# of Units:		1	
Land Information			
Total Land SF:		25,700	
Acres:		0.59	
Zoning:		C	

Investment Information	
Investment Prop:	No
Investment Source:	Unknown
Gross Income:	\$ 98,280
Operating Expense:	\$ 0
Net Operating Income:	\$ 98,280
Cap Rate:	5.75 %
Terms:	
Passive Coupon Clipper, seasoned lease, Regional Franchisee. Newly re-branded. Ideal 1031. Lender Available. Low price point for national tenant investment.	

Sustainability/Green Building

Additional Information

Public Building Comments

Public Listing Comments

Long-term Net Lease. 2017 remodel and new branding update. Below Market Rent. Leased 2007-2037 (two 5-year options with rent increases). New 10-Year Absolute NNN Lease, with renewal. Total rebrand and remodel 2017. Leased 2007-2037 (last option with rent increases). Coupon Clipper Investment. Strong Multi-Unit Regional Franchise. Rapid Growth Area. \$98,280 Annual Scheduled Income on NNN Lease. Lease Includes 7% Rent Clause (not currently met). 5.75% Cap Rate on Scheduled Income. 3,450 SF Building on 25,700 SF of Land.
 www.seattlelandinvestments.com.

Special Notes

Asset Class Information - Retail

Extra Images

SUMMARY DETAILS

For Sale - Doc's Pilchuck Tavern

1423 Sout Machias Road Snohomish WA 98290 Snohomish County

Listing ID# 594888

**Photo
Coming Soon**

Location

Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar
Vicinity:	Snohomish/Lake Stevens

Listing Information

List Price:	\$ 749,000
\$/SF:	\$ 549
Status:	New
Asset Class:	Retail
Days on Market:	3
SOC:	3
SOC Exclusions:	No
Call Listing Agent:	Yes
View With Discretion:	Yes
Showing Instructions:	No showings without confirmation of ability to purchase.

Property Information

Property Type:	Retail
Total Building SF:	1,362
Year Built:	1957
Tax ID #s:	290621020401100
Sprinklers:	No
Security System:	No
# of Buildings:	2
# of Floors:	1

Land Information

Total Land SF:	9,148
Acres:	0.21001
Zoning:	County RB

Investment Information

Investment Prop:	No
Investment Source:	Unknown
Gross Income:	\$ 220,000
Operating Expense:	\$ 120,000
Net Operating Income:	\$ 100,000
Cap Rate:	13.35 %

Sustainability/Green Building

LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments

Riverfront Property. Amazing opportunity. Property consists of a tavern, briefly closed now and a single family 2 bedroom/1 bath home. Includes all the business, equipment, home that is in great shape. Great chance for country living in an area famous watering hole. Call listing agent or your agent for further details. Do not Disturb.

Public Listing Comments

Special Notes

Asset Class Information - Retail

Extra Images

SUMMARY DETAILS

For Sale - King Charley's Development Site
 1400 30th St Snohomish WA 98290 Snohomish County
 Listing ID# 572226



Location	
Mkt Area:	340 - Snohomish (City)/Monroe /Sultan/Gold Bar

Property Information	
Property Type:	Retail
Total Building SF:	420
Year Built:	1964
Tax ID #s:	28050100100500 28050100100600 28050100105800
# of Buildings:	1
# of Floors:	1

Land Information	
Total Land SF:	146,797
Acres:	3.37
Zoning:	PCB

Listing Information	
List Price:	\$ 0
\$/SF:	\$ 0
Status:	Available
Asset Class:	Retail
Days on Market:	700
SOC:	2.5%
SOC Exclusions:	No
Call Listing Agent:	Yes
View With Discretion:	No

Investment Information	
Investment Prop:	No
Investment Source:	Unknown
Net Operating Income:	\$ 0
Cap Rate:	0 %

Sustainability/Green Building	
LEED Cert:	No
Energy Star Cert:	No

Additional Information

Public Building Comments

At a prime heavily traveled intersection in growing Snohomish, Washington. This prominent commercial property features great Highway 9 exposure and traffic counts in excess of 16,000+ vehicles per day. The subject property is also strategically located with very easy access to Highway 2.

Public Listing Comments

Please view website for more information.

Special Notes

Asset Class Information - Land

Access:	
Curb Cuts:	No

Extra Images