

MJ COMMERCIAL
ADVISORS, LLC



FOR SALE

1092 State Avenue, Marysville, WA 98270

CONTACT INFORMATION:

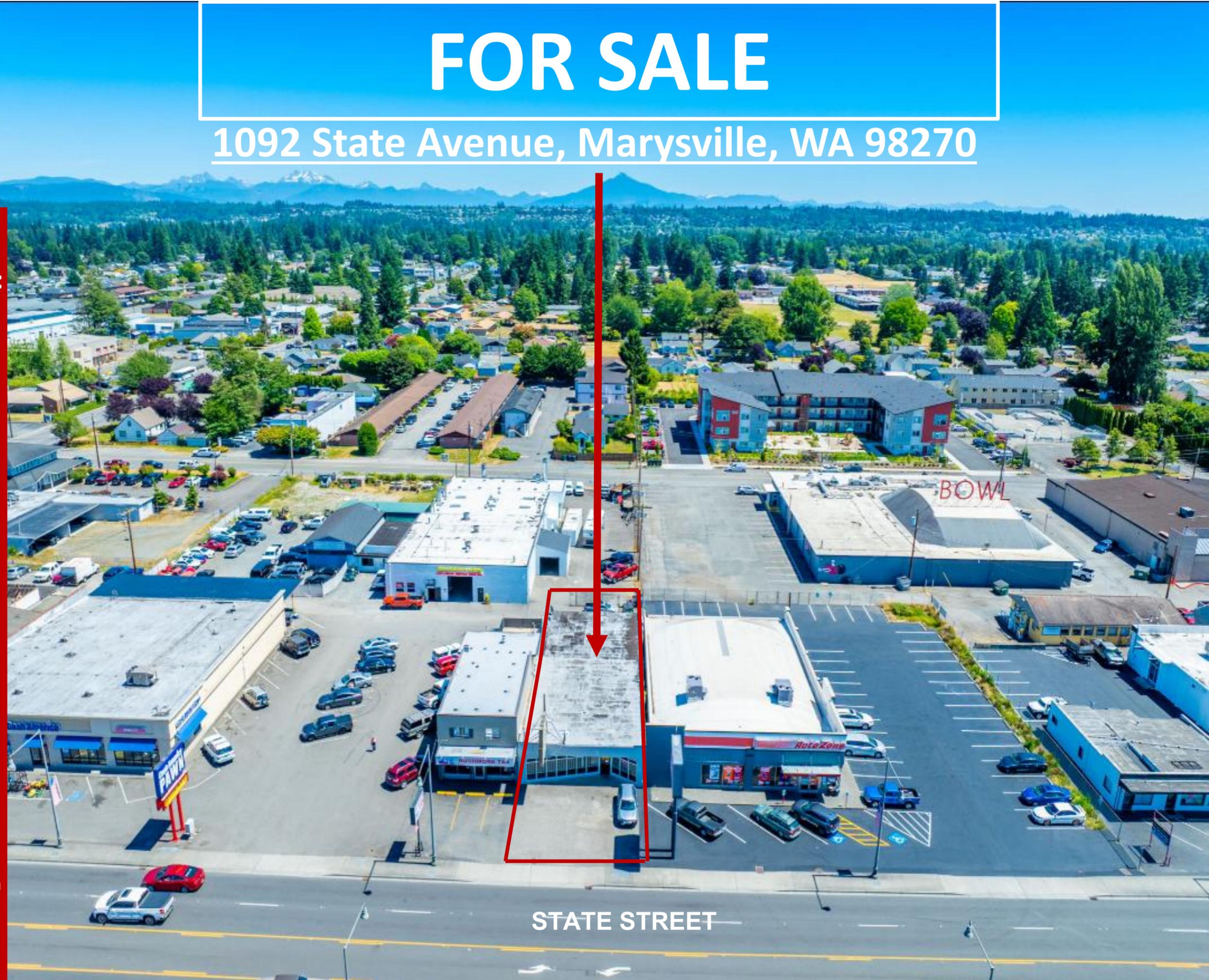


Melissa Johnson

CEO, Managing Member, of:
MJ Commercial Advisors, LLC

NW Regional Ambassador
KW Commercial
GSA MC1 LLC

melissa@mjcommercialadvisors.com
(425) 765-3568



STATE STREET

**MJ Commercial Advisors
KW Commercial GSWA MC1, LLC
is pleased to present:**

MARYSVILLE DEVELOPMENT OPPORTUNITY MIXED USE | DOWNTOWN CORE

PROPERTY HIGHLIGHTS:

Exceptional location in the heart of downtown Marysville.

- **Zoned:** Mixed Use | DT Core. Allows for an array of uses including High Density MF, Retail, Office, Services, Commercial Mix and so much more.
- **Development Standards** allow for buildings to go vertical 85 feet.
- **Redevelopment upside.**
- **High traffic area with great visibility.** Close to I-5, walkable to retail and so much more.
- **Investors can bring in a new tenant** to lease the space for income.
- **Buyer to verify their use and zoning requirements.**



Disclaimer: The image shown is AI-generated conceptual renderings provided solely for illustrative and marketing purposes. It does not represent actual architectural plans, entitlements, or guaranteed outcomes, and are intended only to demonstrate potential development possibilities under MU/DT Core zoning.

TERMS OF THE OFFERING



Property Address

Asking Price

Cash Offers Preferred OR;

1092 State Street
Marysville, WA 98270

\$839,000.00

Owner Carry Contract and/or
Approved Financing

MORE
TAX

PAWN
PLUS
(360)653-3333

FOR
SALE
206 658 3903

RUSHMORE TAX

INCOME
TAX

OIL - FILTER
\$33.99

FREE
OIL FILTER
WHEN YOU
BUY \$200

FREE
RECYCLING

FREE
OIL FILTER
WHEN YOU
BUY \$200



1092 State Street Marysville, WA







 Planet Fitness

 O'Reilly AUTO PARTS

 DOLLAR TREE

 STARBUCKS COFFEE

 SAFEWAY

Marysville Fire District - Station 61

 WET RABBIT EXPRESS CAR WASH

 WELLS FARGO

 BECU

 Chevron

 The Monkey Bar

 7-ELEVEN

Marysville Police Department

 SHERWIN WILLIAMS

 Cash America

 SS AUTO REPAIR

 KW COMMERCIAL

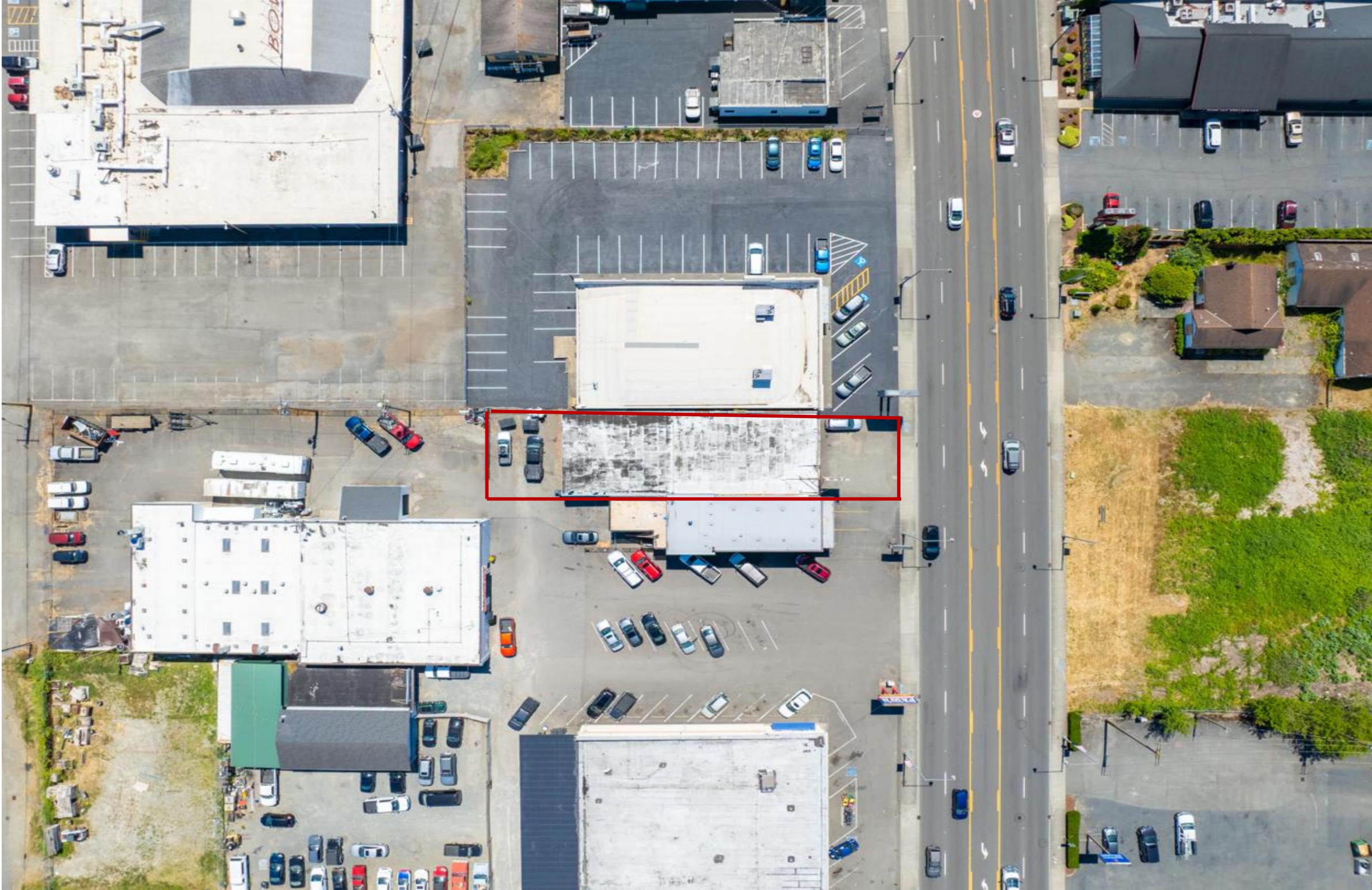
 M COMMERCIAL ADVISORS, LLC



 AutoZone

 Strawberry Lanes

 Buzz Inn Steakhouse















Parcel Information

1092 State Ave. **Marysville, WA 98270**

Parcel #: Parcel: 30052800214300(0.15 ac | 4,120 sf)

OWNERSHIP: Phillip C Kim & Tuck C Kim

ADDRESS: 1092 State Avenue Marysville, WA 98270

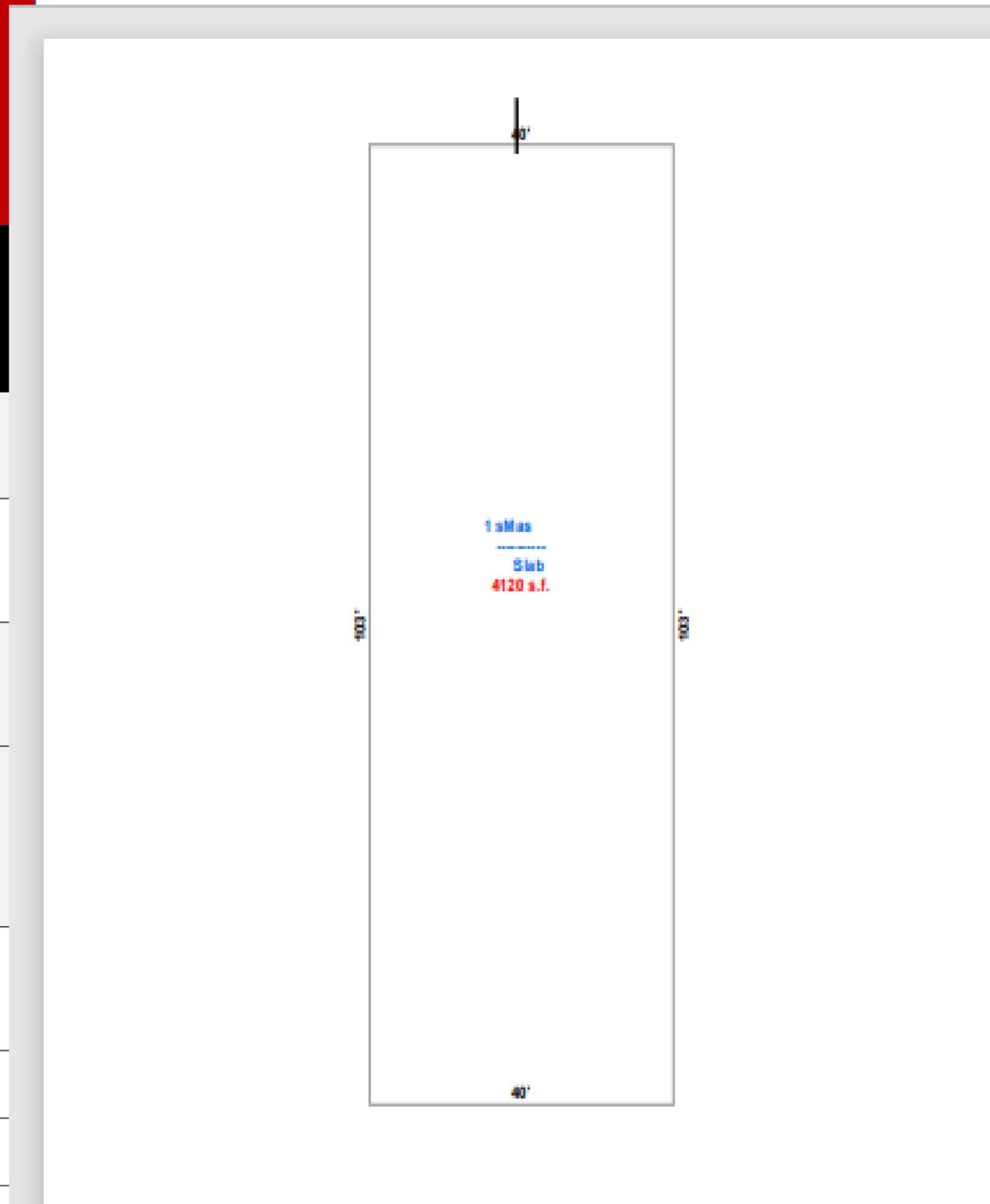
ZONING: Mixed Use | DC – Downtown Core
(Marysville)

UTILITIES: Utilities on Site

Building Sq Feet 4,120

Built 1949

Easement: Shared Ingress/Egress East 10 ft of Parcel B



Downtown Core

The Downtown Core zone encourages high density residential mixed use and office mixed use. Other commercial uses and multi-family residences are allowed. No active ground floor required except on designated streets (see Street Designations).

Prior zoning: Downtown Commercial

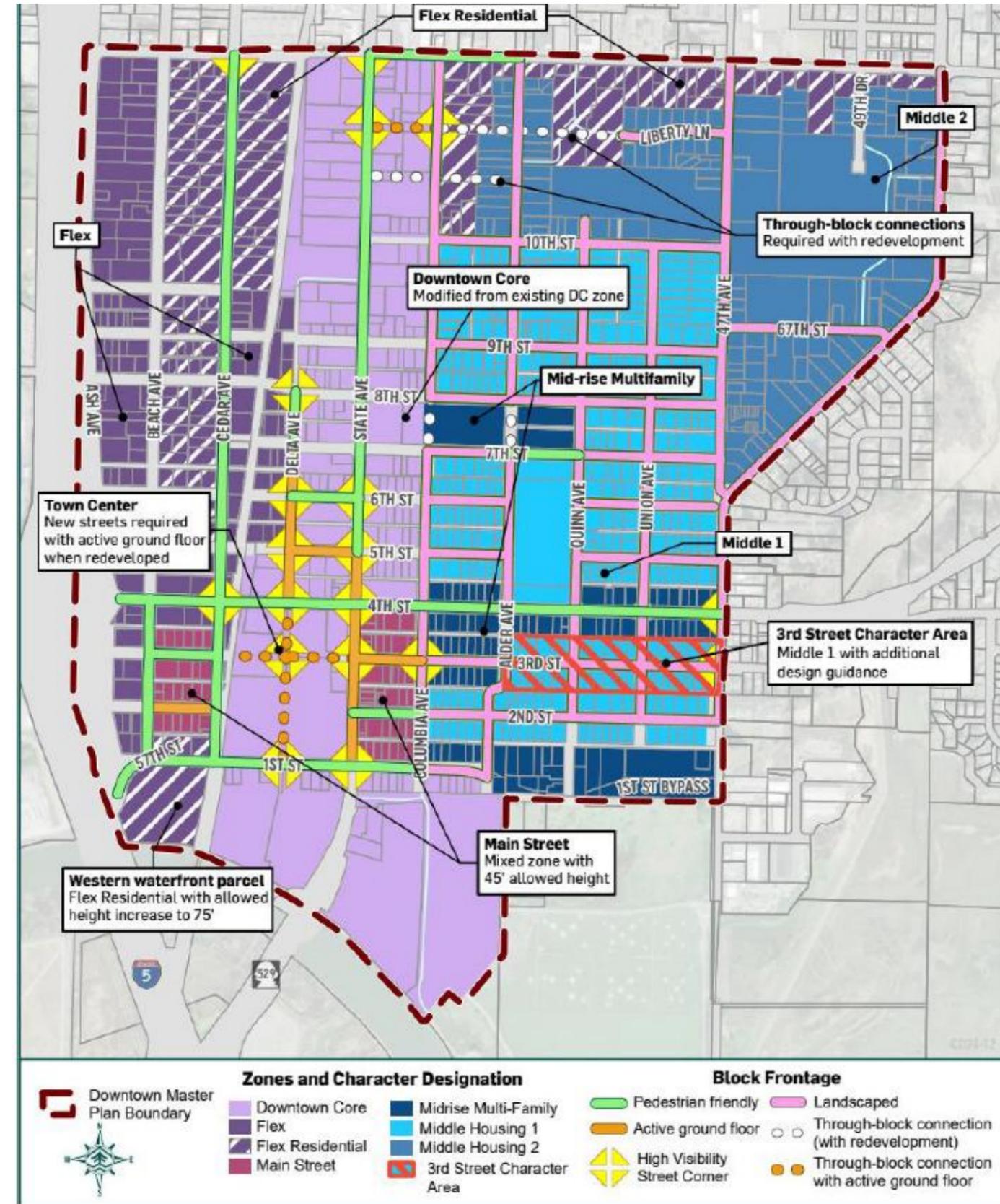
Building Form

Expected Building Types	Development Standards	Parking
<ul style="list-style-type: none"> Mid-rise apartments Office buildings Walk-up apartments (wood construction) 	<ul style="list-style-type: none"> Maximum height 85 feet Minimum density 20 dwelling units per acre except as allowed with director waiver No maximum density 	<ul style="list-style-type: none"> Reduced parking requirements for some uses in small buildings

Land Use

Allowed Uses	Prohibited Uses
<ul style="list-style-type: none"> Office/commercial Retail/residential vertical mix Retail Multifamily Residential Light industrial/manufacturing (indoors) 	<ul style="list-style-type: none"> Single Family Residential Outdoor storage and sales Industrial Drive-throughs

Development Examples





1092 State Avenue

Marysville WA 98270

EXCLUSIVELY LISTED BY:

Melissa Johnson



Melissa Johnson

NW Regional Ambassador

KW Commercial

GSWA MC1 LLC

CEO, Managing Member, of:

MJ Commercial Advisors LLC

melissa@mjcommercialadvisors.com

(425) 765-3568

All information contained herein has been from reliable sources but is not guaranteed. Anyone looking to lease, buy, sell should verify each item relating to this property and your use and all information contained within.

Each Keller William Office is independently owned and operated





The information contained in this OFFERING Memorandum has been obtained from sources we believe to be reliable. However, KW Commercial GSWA MC1. LLC & MJ Commercial Advisors. LLC has not and will not verify any of this information, nor have they conducted any investigation regarding these matters. KW Commercial GSWA MC1. LLC & MJ Commercial Advisors LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer, it is your responsibility to independently confirm the accuracy and completeness of all material information before completing any sale and purchase. This OFFERING Memorandum is not a substitute for your thorough due diligence investigation of this opportunity. KW Commercial GSWA MC1. LLC & MJ Commercial Advisors. LLC denies any obligation to conduct a due diligence examination of this property for Buyer. Any projections, opinions, assumptions or estimates used in this OFFERING Memorandum are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenants. Buyers are responsible for conducting their own investigation of all matters affecting the intrinsic value of the property.

Accepting this OFFERING Memorandum, you agree to release KW Commercial GSWA MC1. LLC & MJ Commercial Advisors. LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Disclaimer