

Downtown Everett  
Single Tenant Storefront

**FOR SALE**

2810 COLBY AVE  
EVERETT, WA 98201



INQUIRIES

Brian Stuchell  
bstuchell@eclipsegrp.net  
(425) 320-1242

**Eclipse**  
REAL ESTATE GROUP



**OFFERED AT \$699,000**

**\$364.00 Bldg. SF**

**4.85 Cap**

## 2810 Colby Avenue

2810 Colby is home to The Ice Cream Bar, a family friendly taproom with ice cream and snacks. The Ice Cream bar brings a critical offering to the residents and visitors of Downtown Everett and is a great place to visit with family and friends or after a visit to The Everett Children's Museum.

Complete renovation from the studs in 2024, including updated electrical, plumbing and roof. Great asset in a prime location.

Lease runs through July 2029.



## Property Summary

### Land

APN	00439166802200
Acres / SF	0.6 / 2,614
Zoninig	Mixed Urban (MU - City of Everett)
Building Height	12 - 25 Floors
Street Designation	Pedestrian

### Building

Building SF	1,920
Stories	1
Year Built	1920
Year Renovation	2024
Frontage	~25 Feet
Restrooms	2 ADA ( <i>new</i> )
Parkinig	~ 2 off alley

## Disclaimer

Stuchell & Associates, LLC, dba, Eclipse Real Estate Group ("Eclipse"), acts as the representative of the seller in this offering. The information provided herein has been procured from sources that are considered to be reliable; however, no representations or warranties, whether express or implied, are made regarding the accuracy or completeness of such information, nor concerning the condition of the property. Interested buyers are advised to seek guidance from their professional advisors and to undertake their own independent inquiries. The terms and conditions, including but not limited to the availability, withdrawal, or alteration of the pricing of this offering, are subject to modification without prior notice.