



FOR SALE

615 Cedar Avenue, Marysville WA 98270



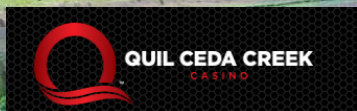
CONTACT INFORMATION:



Melissa Johnson
Director

KW Commercial
GSA MC1 LLC

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(425) 765-3568





Property Location
(Minutes From I-5 Freeway)



TERMS OF THE OFFERING

Property Address

615 Cedar Ave.
Marysville, WA 98270

Asking Price

\$1,240,000.00

Cash Offers Preferred OR;

Approved Financing





OFFERING SUMMARY

**KW Commercial GSWA MC1 LLC
IS PLEASED TO PRESENT: 615 Cedar Avenue**



PROPERTY HIGHLIGHTS:

- **ZONING:** Mixed Use Opportunity.
- **PERMITTED USES:** Including Multi Family, Office, Adult family/Senior housing, Daycare and more.
- As a Buyer, you could tear down buildings and build your own approved/permitted use. Or update the interior to fit your use.
- On site: Garage, playground, storage shed, picnic table area, garden area.
- Surrounded by Single & Multi Family Residence, Commercial, Grocery Stores, Shopping and so much more!
- Minutes from I-5 Freeway.
- City of Marysville Building within walking distance to help with permitted questions etc.
- Bring Vision to this growing area!

Welcome to Marysville!



- Interior of building has been taken down to Frame and beam on the first floor and basement.
- Upper floor still has several rooms and bathrooms.
- Bring your Vision to Redevelop or Finish the Interior.



Various
Retailers



Parcels Information

**615 Cedar Ave
Marysville, WA 98270**

Parcel Information

Parcel #:	Parcel: 00585500500403 (20,038 sf) 0.46 Acres
OWNERSHIP:	Volunteers Of America Western Washington
ADDRESS:	615 Cedar Avenue Marysville WA 9827-
ZONING:	MU – Mixed Use
UTILITIES:	Utilities on Site
ASSESSMENT:	Total Value: \$1,084,800.00
MARKET VALUE:	Total Value: \$1,240,000.00



22A.030.100 Mixed use zone. City of Marysville Code:

(1) The purpose of the mixed-use zone (MU) is to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail **and higher density residential development** in locations within activity centers where the full range of commercial activities is not desirable.



ZONING

- MU-

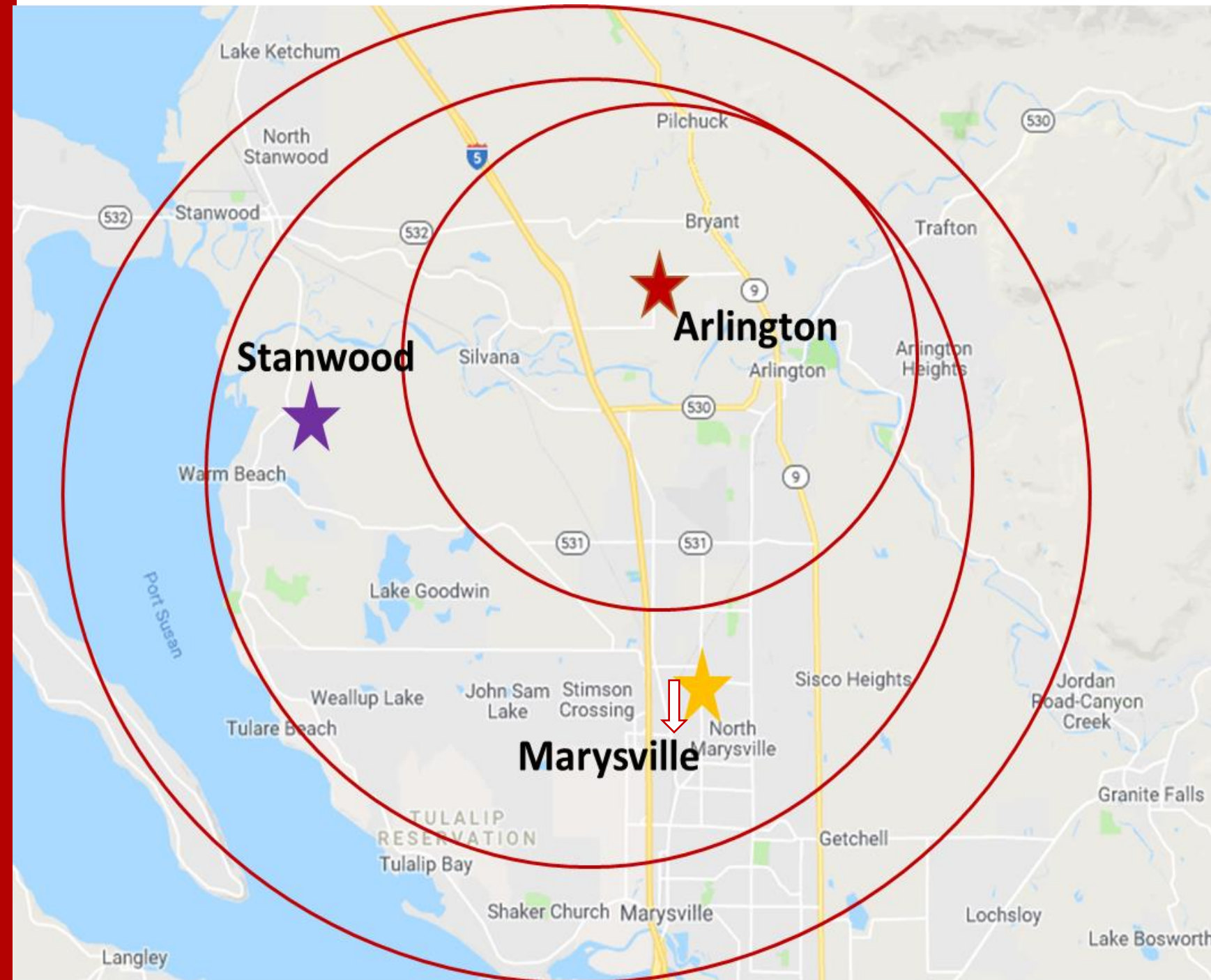
Mixed Use

PERMITTED USES

Located in the below link:

[Chapter 22A.030 ZONES, MAPS AND DESIGNATIONS \(codepublishing.com\)](#)

Approximate Location





615 CEDAR AVENUE

Marysville, WA 98270

EXCLUSIVELY LISTED BY:

CONTACT INFORMATION:

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Director

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(425) 765-3568



FOR ADDITIONAL INFORMATION CONTACT:

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Director

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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 has not and will not verify any of this information, nor have they conducted any investigation regarding these matters. KW Commercial GSWA MC1 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 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 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