

# Auto Dealership Site

7902 Evergreen Way  
Everett, WA 98203

## Property Description

Discover an exceptional investment opportunity in Everett with this car dealership situated on  $\pm 3.22$  acres, conveniently located off Evergreen Way and just minutes from SR-526. This prime property features two substantial buildings: a spacious 27,536 sq. ft. showroom/service garage that includes a second floor, perfect for retail or commercial use, and a  $\pm 1,728$  sq. ft. additional service garage ideal for automotive repairs or additional storage. With high visibility and easy access, this versatile site offers endless possibilities for businesses looking to thrive in a bustling area. Don't miss your chance to capitalize on this strategic location!

## Property Information

- + Price: \$11,300,000
- + Parcel: 28050700300600
- + Utilities to site: water, sewer, electric
- + Site size:  $\pm 3.22$  acres
- + Total building size:  $\pm 27,536$  SF
- + Call for leasing info



## Former Car Dealership

7902 Evergreen Way | Everett, WA 98203



# Property Breakdown

## Main Floor

- + Showroom and sales area
  - Size: ±13,702 SF
  - Built: 1966
- + Service area size: ±14,150 SF
- + Work area size: ±8,302 SF

## Detail Shop

- + 6 bays
- + Heat and air
- + Size: ±1,728 SF
- + Year built: 1991

## West Shop

- + New heaters
- + EV charger
- + 4 rollup doors - drive through
- + ±16' rollup doors

## North Service Garage

- + New heaters
- + 6 bays on each side
- + ±12' rollup door
- + Service parking is fenced and security

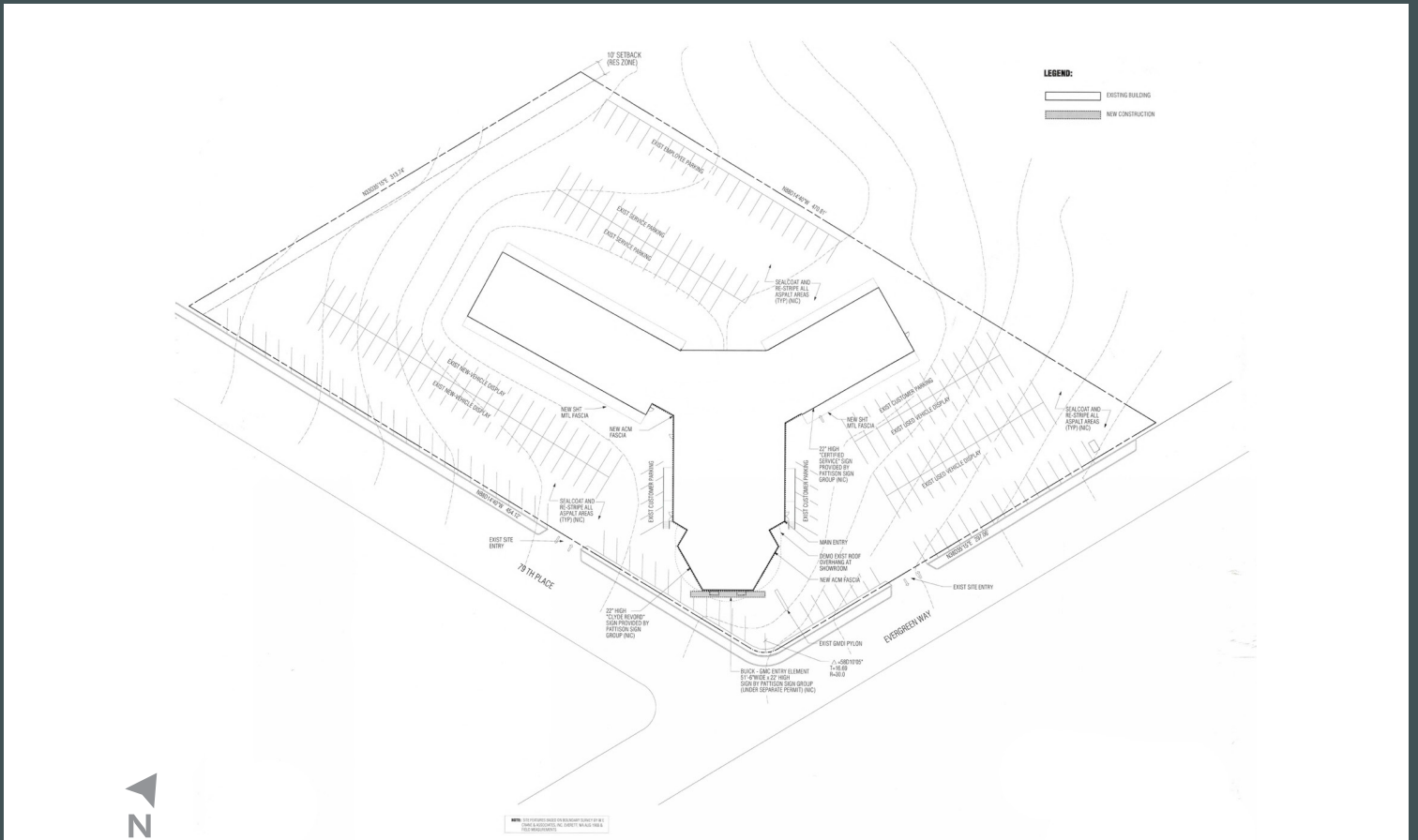
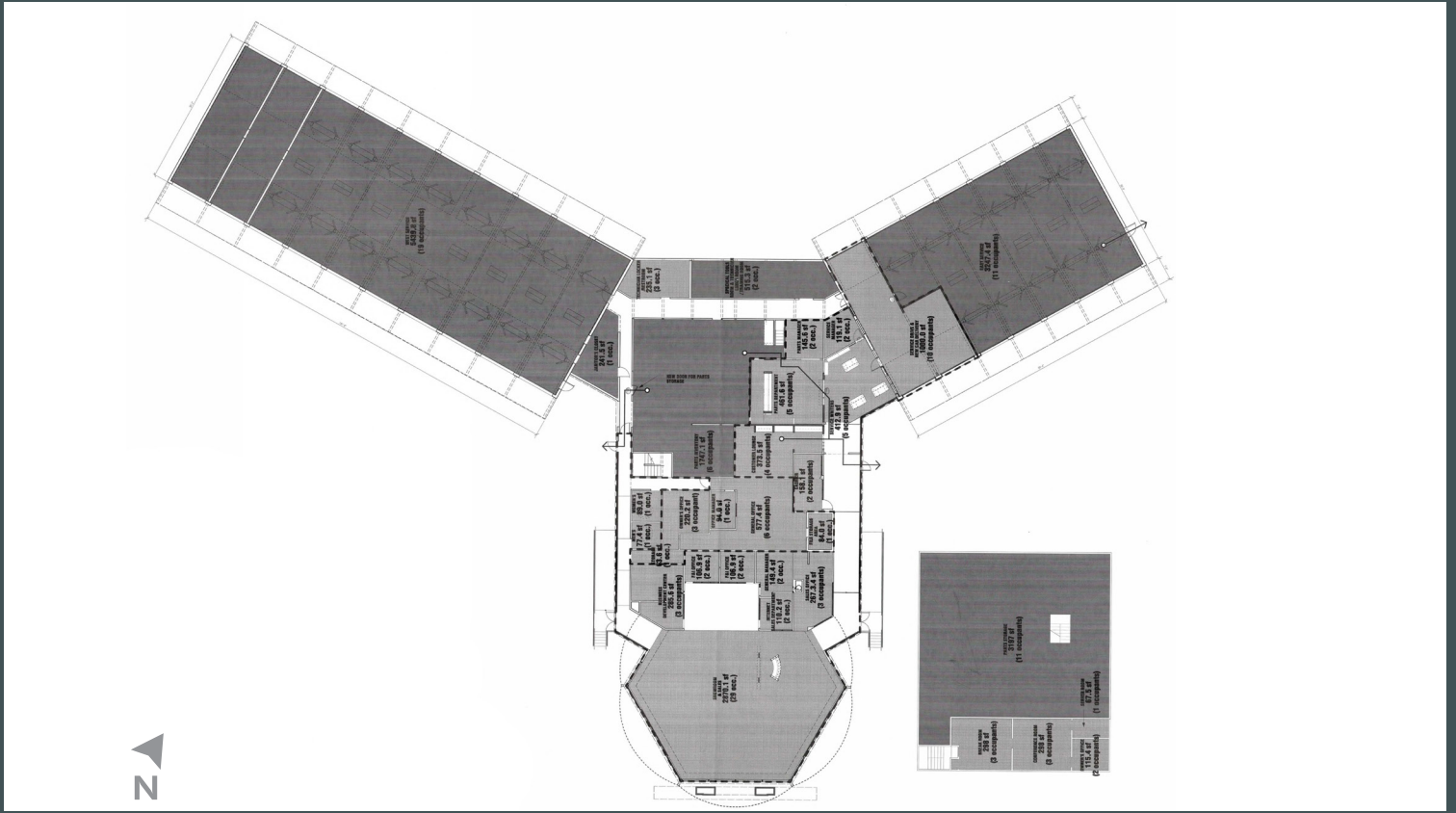
## Car Wash & Storage

- + 1 drive through door
- + Oil/water separator
- + 220 Volts
- + Plumbed for water and power
- + Unheated

## Alignment & Tire Bay

- + 1 drive through door
- + Unheated

# Site Plans



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For Sale or Lease

# Site Plans



Demographics*	1 Mile	3 Miles	5 Miles
2024 Population	21,214	109,005	233,871
2024 Households	8,246	41,721	89,513
2024 Average Income	\$91,851	\$108,781	\$129,172
Cars Per Day: Evergreen Way	38,110		
Cars Per Day: SR-526	68,000		

\*ESRI 2024



## Contact Us

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