

Downtown Everett  
Single Tenant Storefront

# FOR SALE

2810 COLBY AVE  
EVERETT, WA 98201



INQUIRIES

Brian Stuchell  
[bstuchell@eclipsegrp.net](mailto:bstuchell@eclipsegrp.net)  
(425) 320-1242

**Eclipse**  
REAL ESTATE GROUP



**OFFERED AT \$750,000**

**\$364.00 Bldg. SF**

**4.86% 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
Zoning	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
Parking	~ 2 off alley

## Disclaimer

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