

SALE

TWO PARCELS, TWO HOMES + ADU/DADU READY

503 Winton Ave & 2716 5th St Everett, WA 98201



Sale Price

\$1,500,000

OFFERING SUMMARY

Parcel Numbers: 00497100006600
00497100006501

Lot Size: 0.44 Acres

Zoning: R-1

PROPERTY OVERVIEW

Exceptional development opportunity in North Everett includes two separate parcels, each featuring well-maintained single-family homes with extensive updates and expansion potential.

PROPERTY HIGHLIGHTS

- Two parcels with two move-in ready homes in good condition
- Updates throughout both properties
- ADU plans already submitted with City of Everett for 503 Winton along with plans for both ADU and DADU
- Prime location near Everett Community College
- Near transit - just off of Broadway

PERFECT FOR

- Builders looking to maximize lot potential
- Investors seeking immediate rental income plus expansion opportunities
- Developers wanting turnkey ADU/DADU projects with plans in hand
- Established North Everett neighborhood with strong rental demand
- Easy access to transportation corridors

Capitalize on Everett's growing housing demand with these two properties that have existing income potential PLUS expansion plans.

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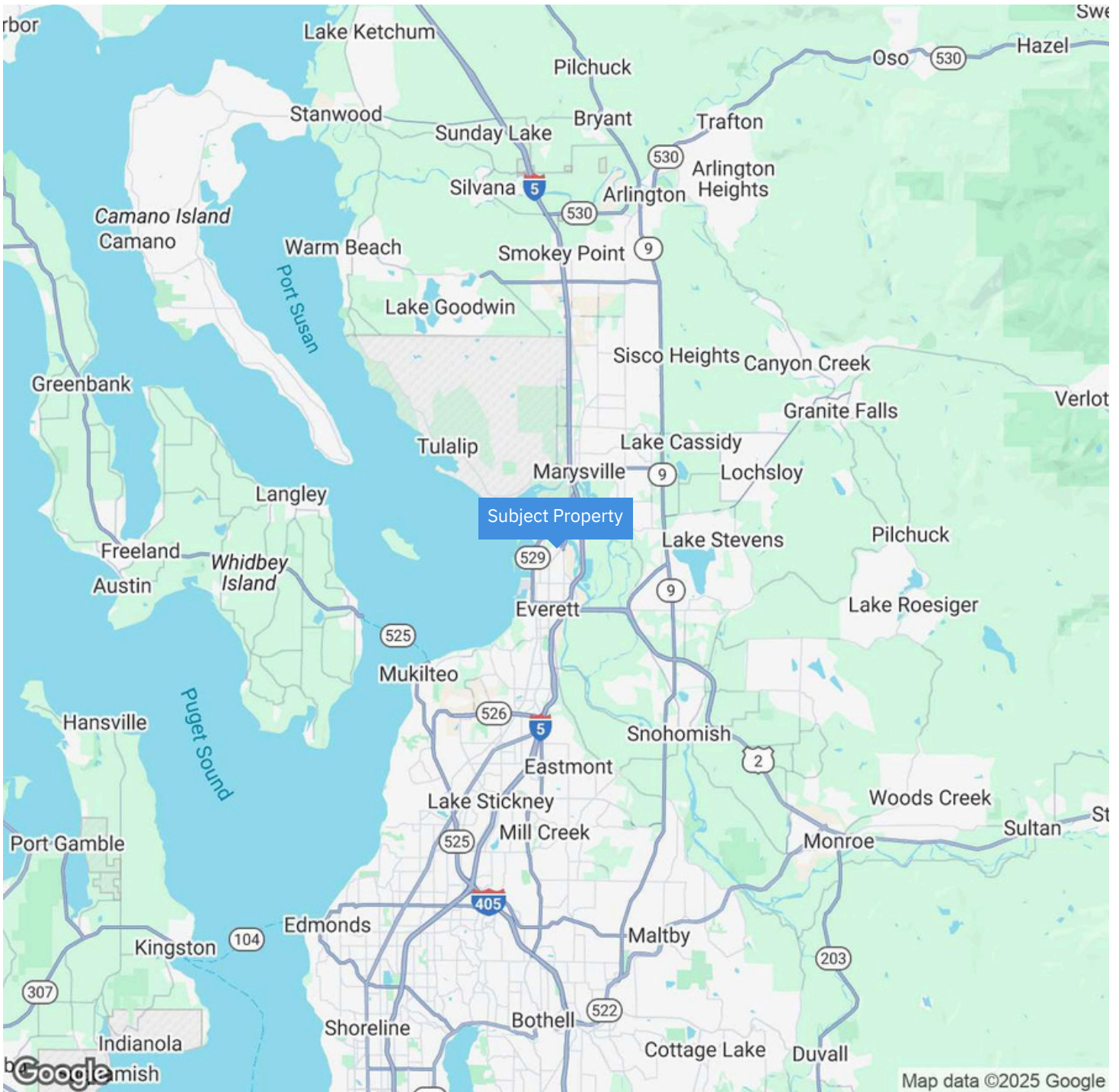


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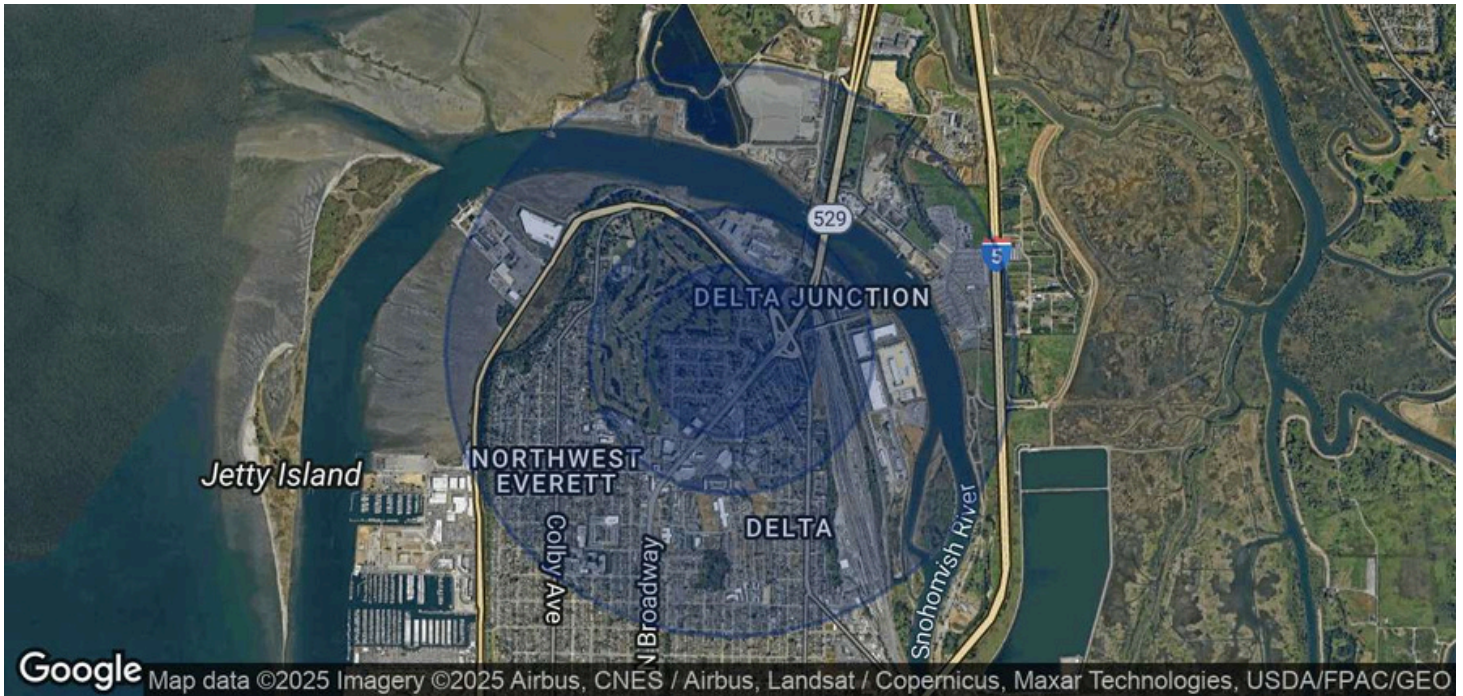


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,169	2,890	8,019
Average Age	36	36	41
Average Age (Male)	36	35	39
Average Age (Female)	37	36	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	397	1,025	3,386
# of Persons per HH	2.9	2.8	2.4
Average HH Income	\$99,300	\$84,733	\$101,409
Average House Value	\$627,094	\$709,530	\$677,613

Demographics data derived from AlphaMap

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