MJ COMMERCIAL ADVISORS, LLC

KW COMMERCIAL

FOR SALE

1906 Broadway Avenue Everett, WA 98201

CONTACT INFORMATION:

Melissa Johnson
NW Regional Ambassador
KW Commercial
GSWA MC1 LLC

CEO, Managing Member, of:
MJ Commercial Advisors LLC

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BROADWAY DEVELOPMENT OPPORTUNITY
MIXED URBAN

Disclaimer: The image shown is AI-generated conceptual renderings provided solely for illustrative and marketing purposes. It does represent actual architectural plans ,entitlements, or guaranteed outcomes, and are intended only to demonstrate potential development possibilities under MU/DT Core zoning.

PROPERTY HIGHLIGHTS:

Exceptional location in the heart of downtown Everett / Broadway.

- **Zoned: MU -** Mixed Urban. Allows for an array of uses including High Density MF, Retail, Office, Services, Commercial Mix and so much more.
- **Development Standards** allow for buildings to go vertical - Inquire with City on Zoning height.
- **Redevelopment upside. Next door neighbors may sell as part of an Assemblage.**
- **High traffic area with great visibility**. Close to I-5, walkable to retail and so much more.
- **Investors can bring in a new tenant** to lease the space for income.
- Buyer to verify their use and zoning requirements.

Providence
CHC
COMMUNITY HEALTH CENTER OF SNOHOMISH COUNTY
Washington Oakes
O'Reilly AUTO PARTS
SAFEWAY
Mobil
Pho On Broadway
Domino's Pizza
Colors of Hawaii Gifts and Treasures
Broadway Beverage Grocery Deli
Noble Palace II
Cash America

TERMS OF THE OFFERING

Property Address	Asking Price	Cash Offers Preferred OR;
1906 Broadway Avenue Everett, WA 98201	$990,000.00	Approved Financing

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OXO
Whirlpool
CYCLES
TEMPERATURE
START
52.5

oxo
Whirlpool
START

oxo
PLEASE USE
HAND RAIL

This is another Front Door
Entrance (blocked off for now)
Cash America
PAWN LOANS
FLOUR

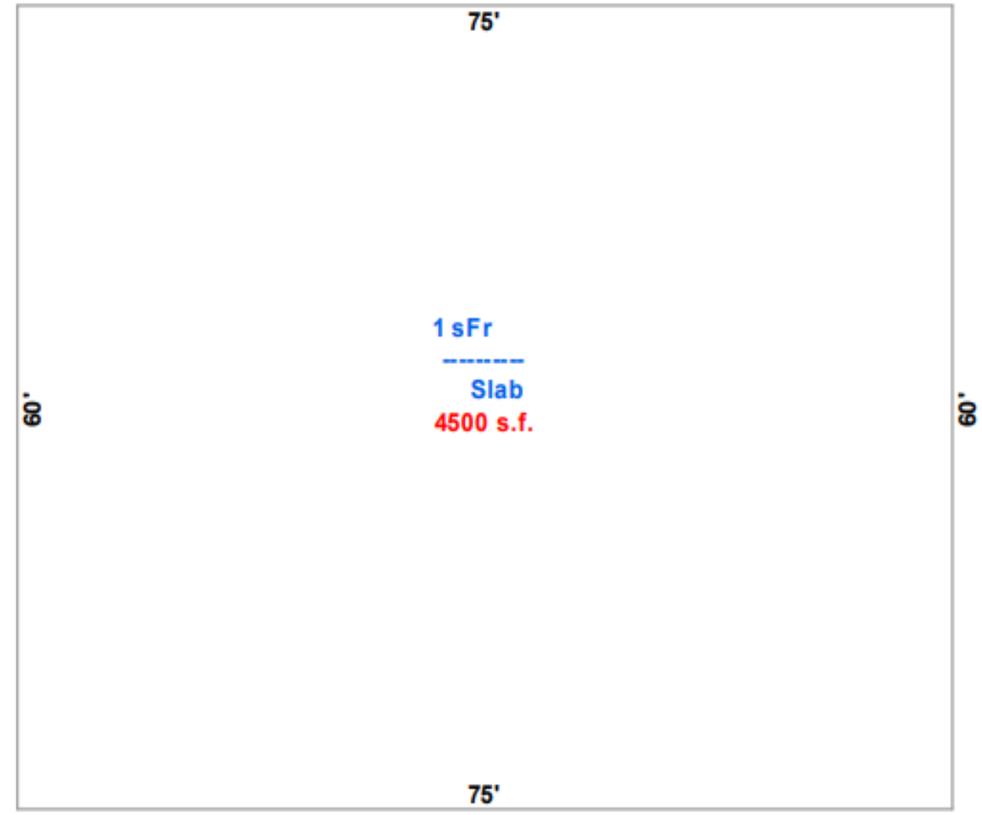
The inside of the store is much larger with 4 separate areas. Call for a tour to see the rest of the interior.

NO TRESPASSING
DO NOT ENTER

BROADWAY AVENUE

Parcel Information

1906 Broadway Ave.	Everett. WA 98201
Parcel #:	**Parcel: 00437938303000 (0.21 ac | 4,500 sf)**
OWNERSHIP:	**Richard Groshong**
ADDRESS:	**1906 Broadway Ave. Everett WA 98201**
ZONING:	**Everett MU | Mixed Urban (MU)**
UTILITIES:	**Utilities on Site**
Building Sq Feet	**4,500**
Built	**1910**



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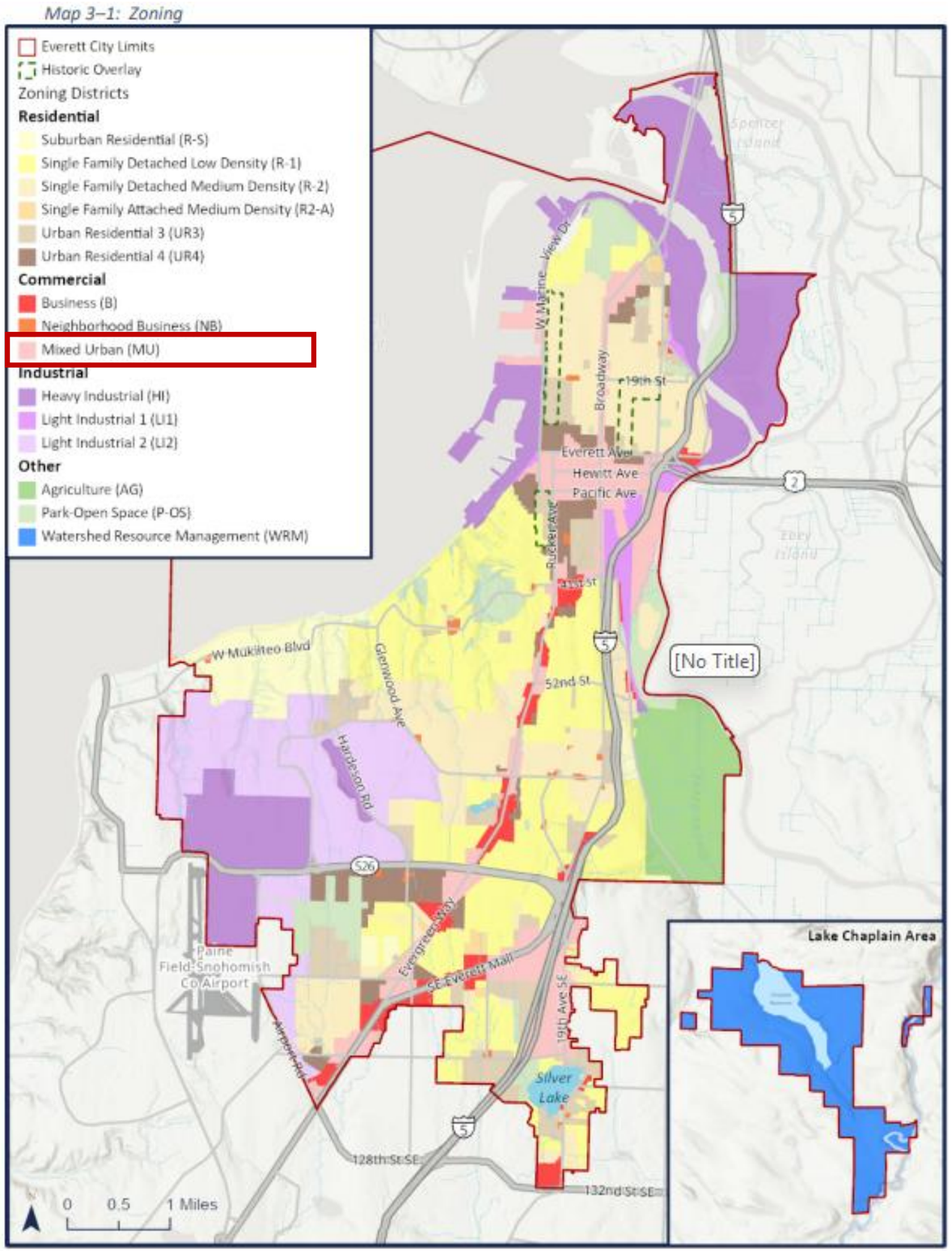

https://everett.municipal.codes/EMC/19.03.030

3. *Mixed Urban (MU).* The purpose and function of the mixed urban zone are:

a. To reinforce and enhance the downtown city core that provides local and regional service, retail, entertainment, civic and public uses, as well as a variety of urban housing choices;

b. To provide for intensive, mixed use development in areas around high capacity transit stops, including bus rapid transit and future light rail stations; and

c. To promote high quality, pedestrian friendly developments with attractive streetscapes and public amenities.

The Everett Municipal Code is current through Ordinance 4052-24, passed November 6, 2024.

Disclaimer: The City Clerk's Office has the official version of the Everett Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.everettwa.gov

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EXCLUSIVELY LISTED BY:

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All information contained herein has been from reliable sources but is not guaranteed. Anyone looking to lease, buy, sell should verify each item relating to this property and your use and all information contained within.
Each Keller William Office is independently owned and operated

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Disclaimer

The information contained in this OFFERING Memorandum has been obtained from sources we believe to be reliable. However, KW Commercial GSWA MC1 LLC & MJ Commercial Advisors 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 & MJ Commercial Advisors LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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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 & MJ Commercial Advisors 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.