



# FORMER SKY VALLEY AUTO

609 Main St  
Sultan, WA 98294



# PROPERTY SUMMARY

Offering Price	\$1,350,000
Building SqFt	6,540 SqFt
Year Built	1968
Lot Size (acres)	0.31
Parcel ID	00586200301300, 00586200301600
Zoning Type	Commercial
County	Snohomish
Frontage	133.00 Ft
Coordinates	47.862646,-121.812797

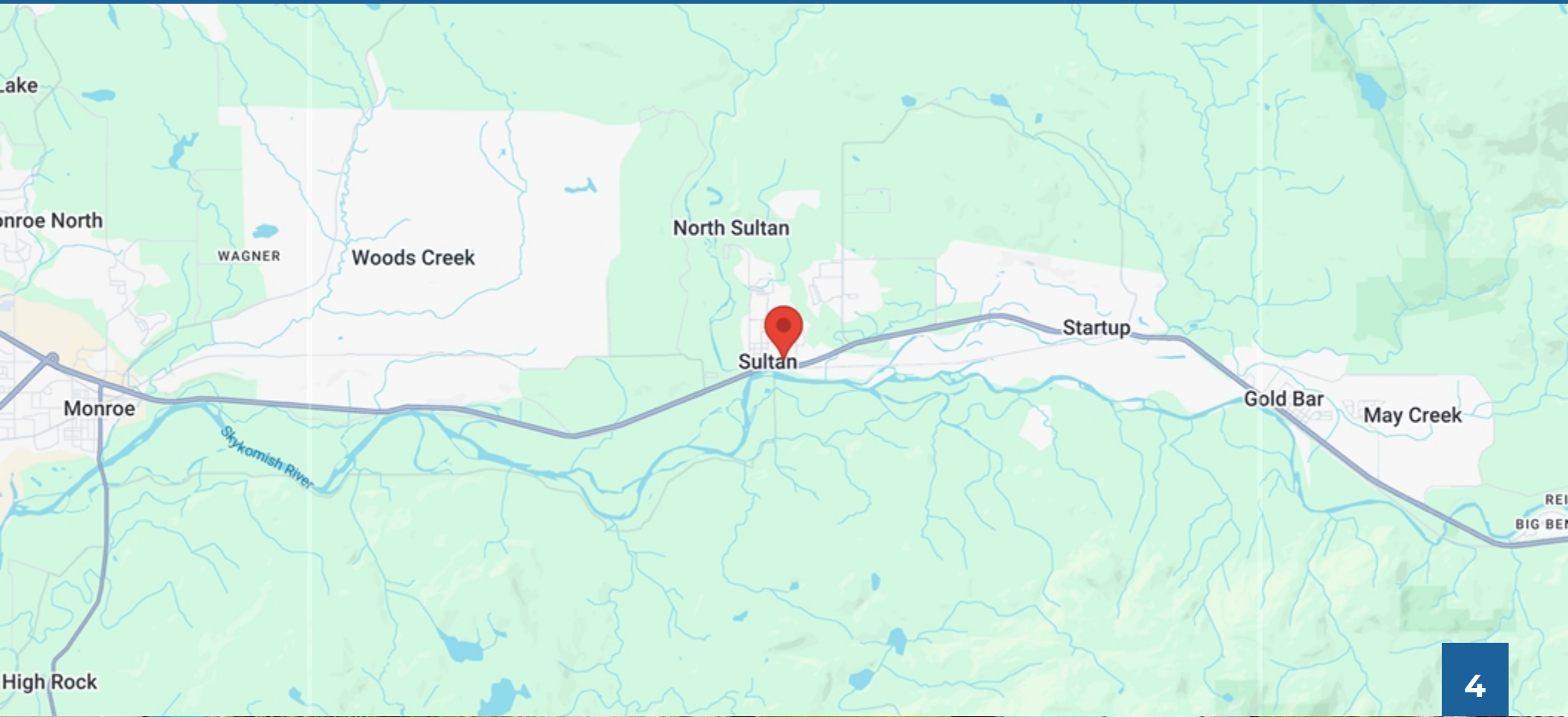
# INVESTMENT SUMMARY

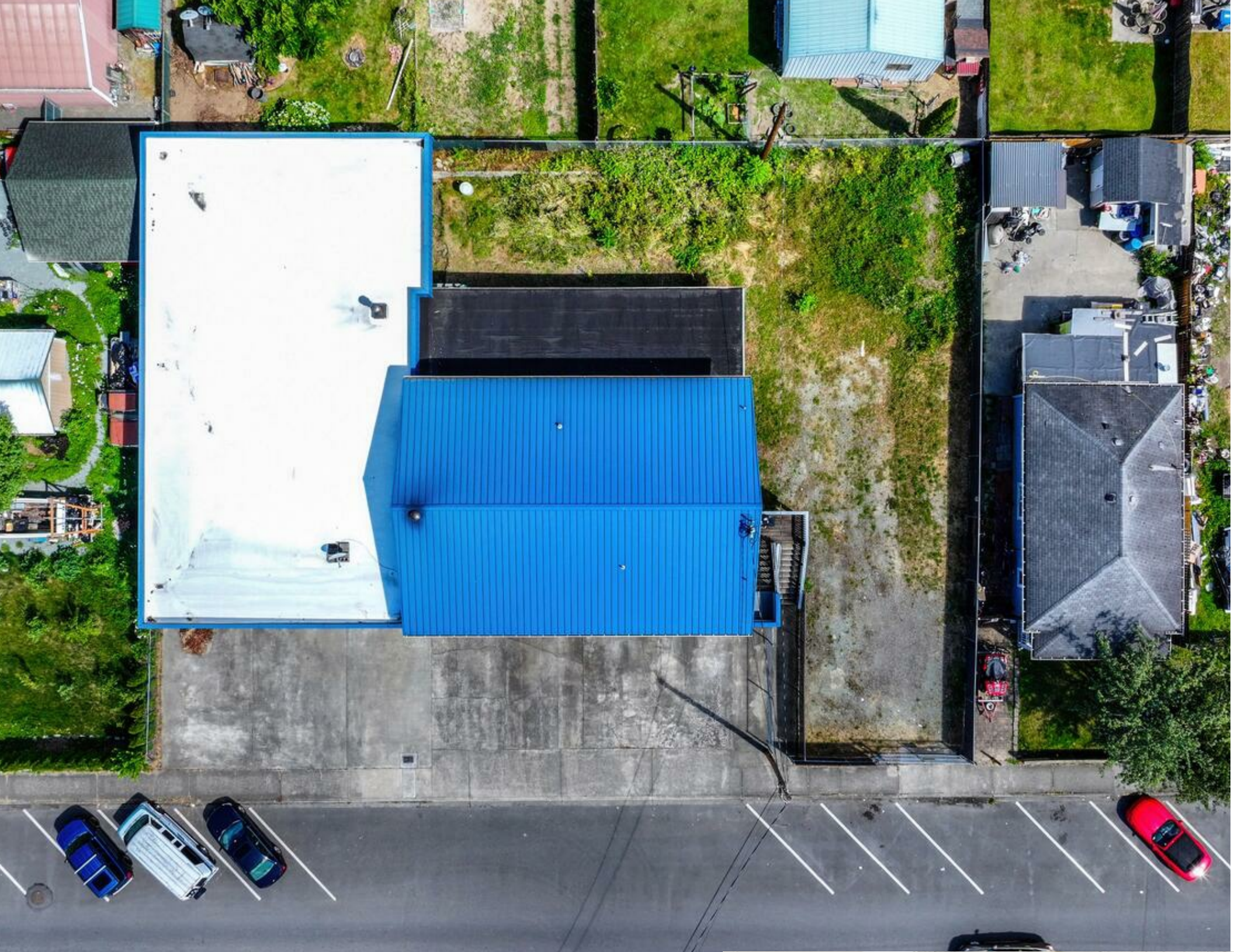
Exceptional live/work or owner-user opportunity in Sultan, WA. This 4,662 SF property—updated and expanded in 2014—features a flexible layout with multiple bays, offices, reception, and shop space. Zoned for a range of commercial uses, it's currently an auto shop with two 2-bedroom apartments above for on-site living or added income. Prime Main Street location one block from Hwy 522 offers outstanding visibility in a growing community. Shop equipment available by negotiation



# INVESTMENT HIGHLIGHTS

- Apartments above the shop
- Move in ready
- Prime Location
- Room to expand





# LOCATION HIGHLIGHTS

- Excellent Visibility from Main St and Surrounding Businesses.
- Located on Main St, a major thoroughfare and premier location.
- One block off of HWY 2





NAPA auto bulbs

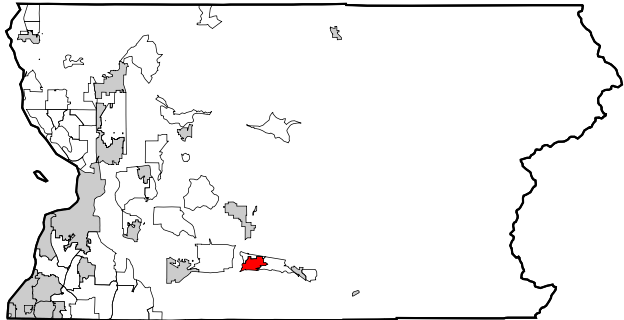
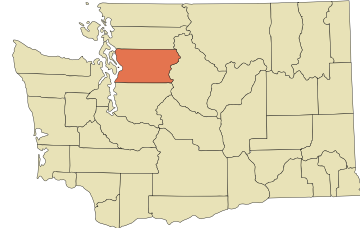
NAPA Heater Hose

1000 Automotive Fasteners & Hardware

AUTO REPAIR NETS

# ABOUT SULTAN

Sultan is a small but fast-growing city in eastern Snohomish County, Washington, located about 23 miles east of Everett at the confluence of the Skykomish and Sultan rivers along U.S. Route 2. Founded in the 1880s as a gold-mining and later logging community and named (via mispronunciation) for local Skykomish leader Chief T'seulted, it was incorporated in 1905 and has since evolved into a bedroom community and recreation gateway to the Cascade Mountains and nearby wilderness areas. Recent estimates place its population around 7,000–8,000 residents, reflecting rapid suburban-style growth while retaining a rural small-town character.



## CITY OF SULTAN

COUNTY	SNOHOMISH
INCORPORATED	6/27/1905

## AREA

CITY	3.3 SQ MI
LAND	3.3 SQ MI
ELEVATION	108 FT

## POPULATION





# EXCLUSIVELY PRESENTED BY:



## **AARON ZEHM**

Broker

Mobile: 206-999-3724

[azehm@windermere.com](mailto:azehm@windermere.com)

License #: 98322

## **Windermere Real Estate HLC**

13901 NE 175th ST  
Woodinville, WA 98072

Office: 425-483-5100  
[thezehmteam.com](http://thezehmteam.com)

# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WINDERMERE REAL ESTATE HLC and it should not be made available to any other person or entity without the written consent of WINDERMERE REAL ESTATE HLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WINDERMERE REAL ESTATE HLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WINDERMERE REAL ESTATE HLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WINDERMERE REAL ESTATE HLC has not verified, and will not verify, any of the information contained herein, nor has WINDERMERE REAL ESTATE HLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE WINDERMERE REAL ESTATE HLC ADVISOR FOR  
MORE DETAILS.**