



Dave Hilbert

Designated Broker



425-280-6542



Dave@Re2000Homes.com



www.RealEstate2000Corp.com





\$988,000

11608 Airport Rd. Everett, WA 98204

AIRPORT MASSAGE COMMERCIAL REAL ESTATE

Prime commercial site on Airport Road, just off Highway 99, near Boeing and the new Snohomish County National Airport. The property includes over 12 parking spots and features a 1,828-square-foot building, on a long term lease to Airport Massage under a triple net lease! The building, constructed in 1978, sits on a 9,583-square-foot parcel. The monthly rent is \$4,923.42 with a 6% yearly increase, generating an annual gross and net income of \$59,081, yielding a 6% CAP rate! Don't Miss Out On This Awesome Investment Opportunity!



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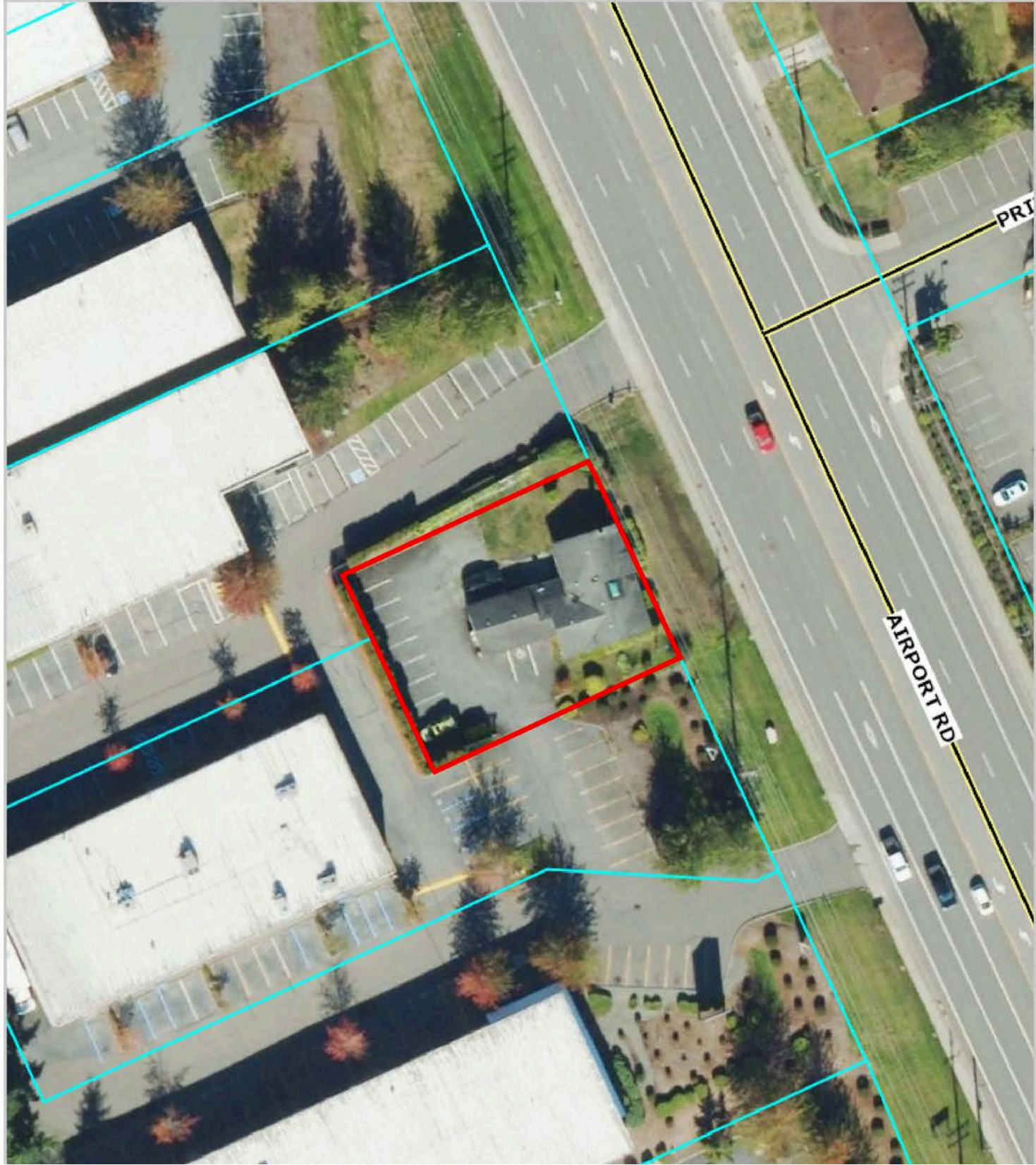
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QUARTER NW	SECTION 26	TOWNSHIP N.W.B.L. 28	RANGE E.W.M. 4	<p>ALL MAPS, NOTES AND INFORMATION SET FORTH HEREIN, INCLUDING ANY AND ALL NOTICES, ARE HEREBY APPROVED AND ACCEPTED BY THE CITY OF EVERETT, WASHINGTON, AND THE SNOHOMISH COUNTY ASSESSOR'S OFFICE. THE CITY OF EVERETT, WASHINGTON, AND THE SNOHOMISH COUNTY ASSESSOR'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SET FORTH HEREIN. THE CITY OF EVERETT, WASHINGTON, AND THE SNOHOMISH COUNTY ASSESSOR'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SET FORTH HEREIN. THE CITY OF EVERETT, WASHINGTON, AND THE SNOHOMISH COUNTY ASSESSOR'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SET FORTH HEREIN.</p>
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Centerline --- Lot --- Block --- Section --- City Limits [Red Box]

Gov Lot --- Subdiv --- ROW --- Quarter --- Tax Acct [Dotted Box]

Major Water --- Other Lot --- Vac ROW --- 16th --- Easement [Dotted Box]

Minor Water --- Other Subdiv --- Vac Lot --- [Dotted Box]

1 inch = 200 feet

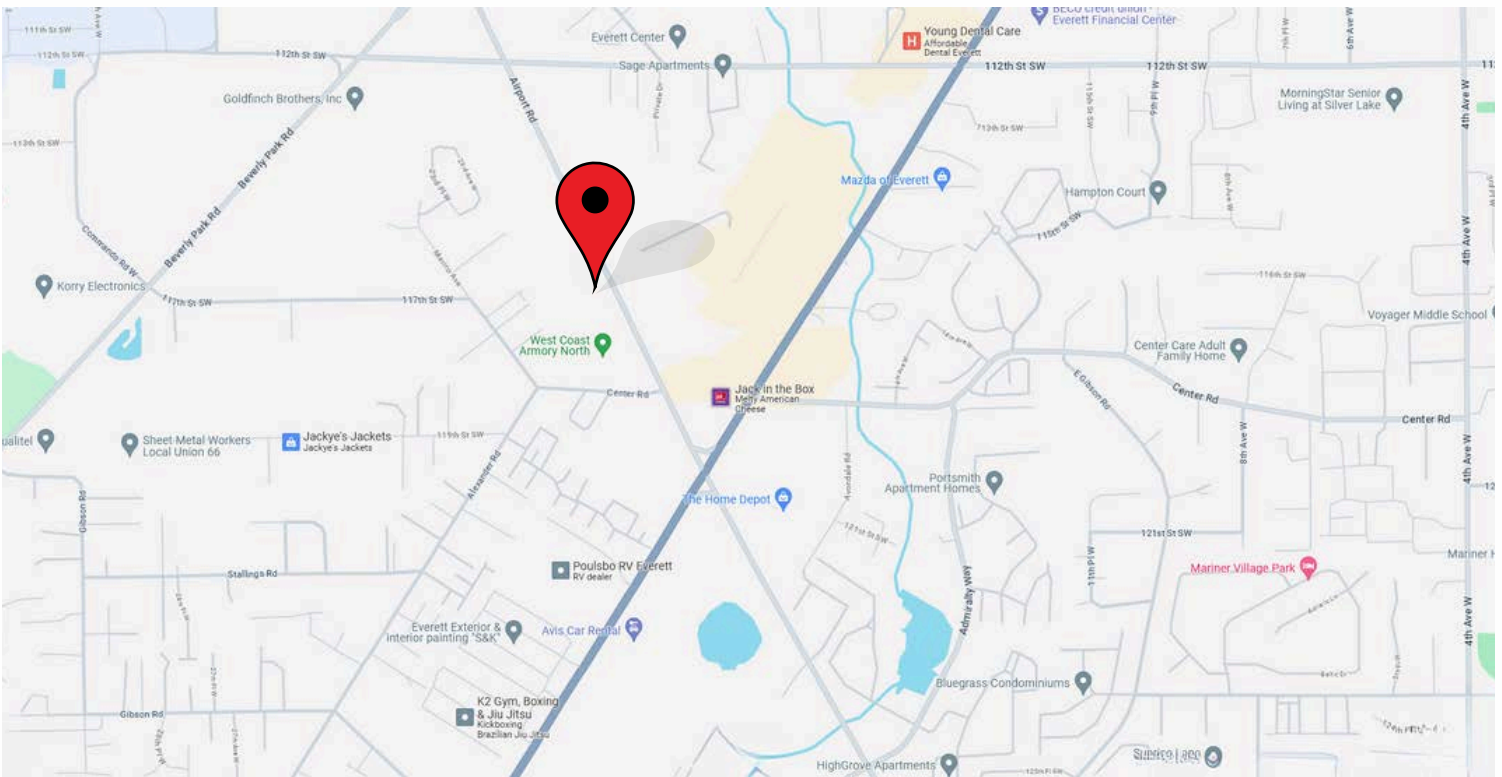
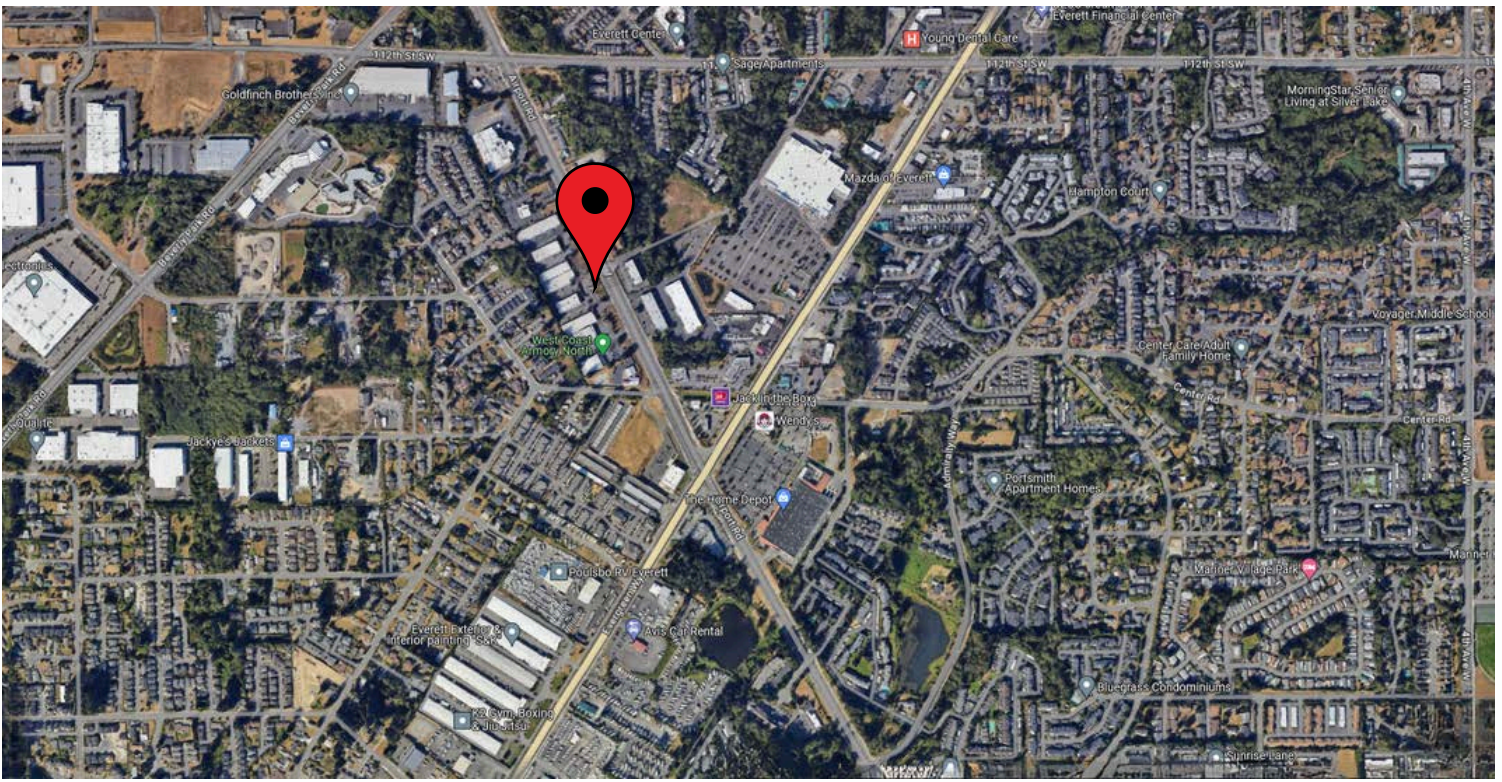
Map produced on January 09, 2023

A product of the Assessor's Office
Snohomish County, Washington



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Everett, Washington

Everett (/ˈɛvərɪt/; Lushootseed: *dʰəʔigʷəd*) is the county seat and most populous city of Snohomish County, Washington, United States. It is 25 miles (40 km) north of Seattle and is one of the main cities in the metropolitan area and the Puget Sound region. Everett is the seventh-most populous city in the state by population, with 110,629 residents as of the 2020 census. The city is primarily situated on a peninsula at the mouth of the Snohomish River along Port Gardner Bay, an inlet of Possession Sound (itself part of Puget Sound), and extends to the south and west.

The Port Gardner Peninsula has been inhabited by the Snohomish people for thousands of years, whose main settlement, *hibulb*, was located at Preston Point near the mouth of the river. Modern settlement in the area began with loggers and homesteaders arriving in the 1860s, but plans to build a city were not conceived until 1890. A consortium of East Coast investors seeking to build a major industrial city acquired land in the area and filed a plat for "Everett", which they named in honor of Everett Colby, the son of investor Charles L. Colby. The city was incorporated in 1893, shortly after the arrival of the Great Northern Railway, and prospered as a major lumber center with several large sawmills. Everett became the county seat in 1897 after a dispute with Snohomish contested over several elections and a Supreme Court case. The city was the site of labor unrest during the 1910s, which culminated in the Everett massacre in 1916 that killed several members of the Industrial Workers of the World.

The area was connected by new interurban railways and highway bridges in the 1920s, transforming it into a major commercial hub, and gained an airport at Paine Field in 1936. The city's economy transitioned away from lumber and towards aerospace after World War II, with the construction of Boeing's aircraft assembly plant at Paine Field in 1967. Boeing's presence brought additional industrial and commercial development to Everett, as well as new residential neighborhoods to the south and west of the peninsula that was annexed by the city. Boeing remains the city's largest employer, alongside the U.S. Navy, which has operated Naval Station Everett since 1994.

Everett remains a major employment center for Snohomish County, but has also become a bedroom community for Seattle in recent decades. It is connected to Seattle by Interstate 5 and various public transit services at Everett Station, including the Sounder commuter train, Amtrak, and

Everett
dʰəʔigʷəd
City



Everett Station and the city skyline



Seal



Logo



Location of Everett, Washington



Location within Washington

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