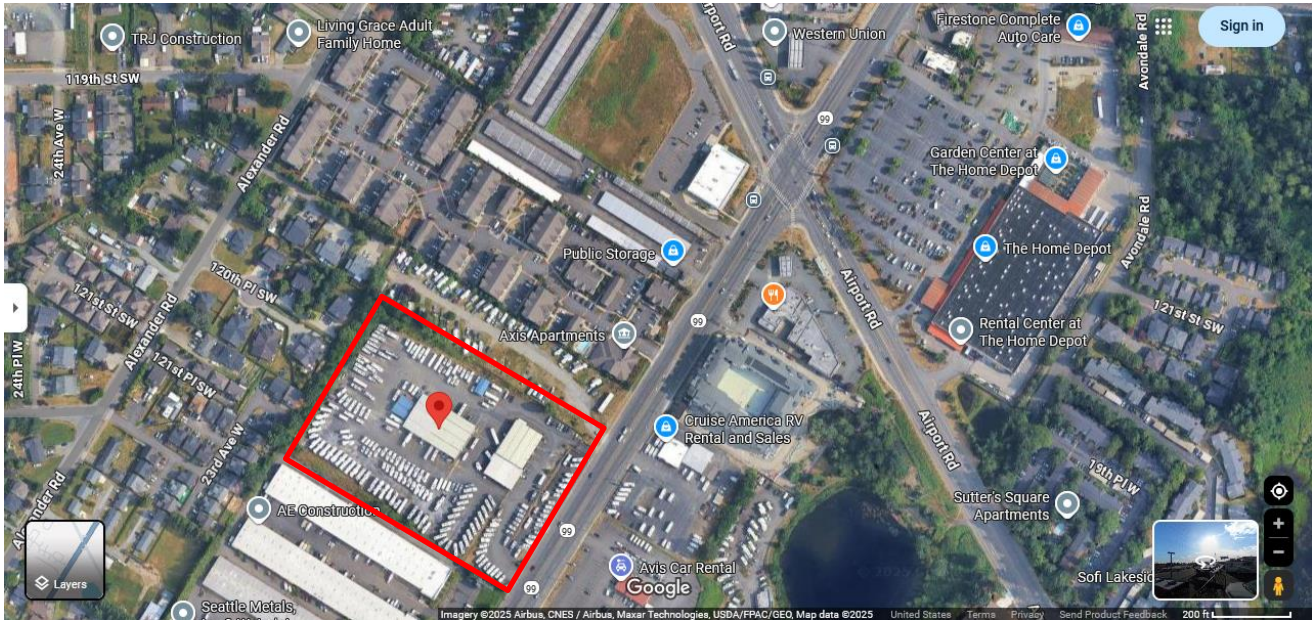


FOR SALE

Existing RV Dealership Property

Future Transit Oriented Development Site



12218 Highway 99 South, Everett, WA 98204

\$55.00 PSF / \$17,153,950

FEATURES:

- Existing RV Dealership with Sales and Service Improvements
- Future Transit Oriented Development Site
- Present Zoning -UC- Urban Commercial
- Proposed Zoning – LRC – Light Rail Community
- 7.16 Acres / 311,890 SF
- Snohomish County Parcel No's. 00380900300900 and 00380900301100
- Within Designated Opportunity Zone

For more information, please contact:

Stanley V. Piha

Email: stanley@stanleyre.com



Stanley Real Estate, Inc.
2101 Fourth Avenue Suite 310
Seattle, Washington 98121
Tel (206) 441-1080 x 1

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Existing Use

Poulsbo RV – Everett

Improvements:

Number of Buildings – 3

Number of Stories – 1, plus mezzanine

Gross Leasable Area – 28,456 SF

Year Built – 1979

Office/Showroom – 6,993 SF

Parts Sales - 5,023 SF

Mezzanine Office – 2,020 SF

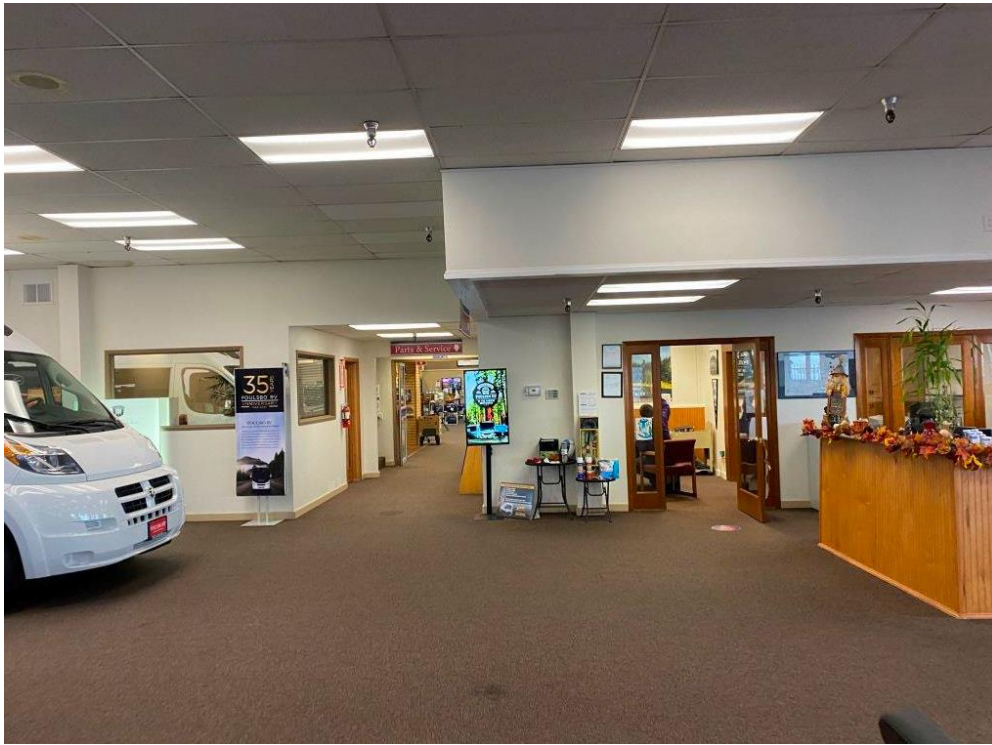
Service – 12,800 SF

Mezzanine Storage 1,620 SF

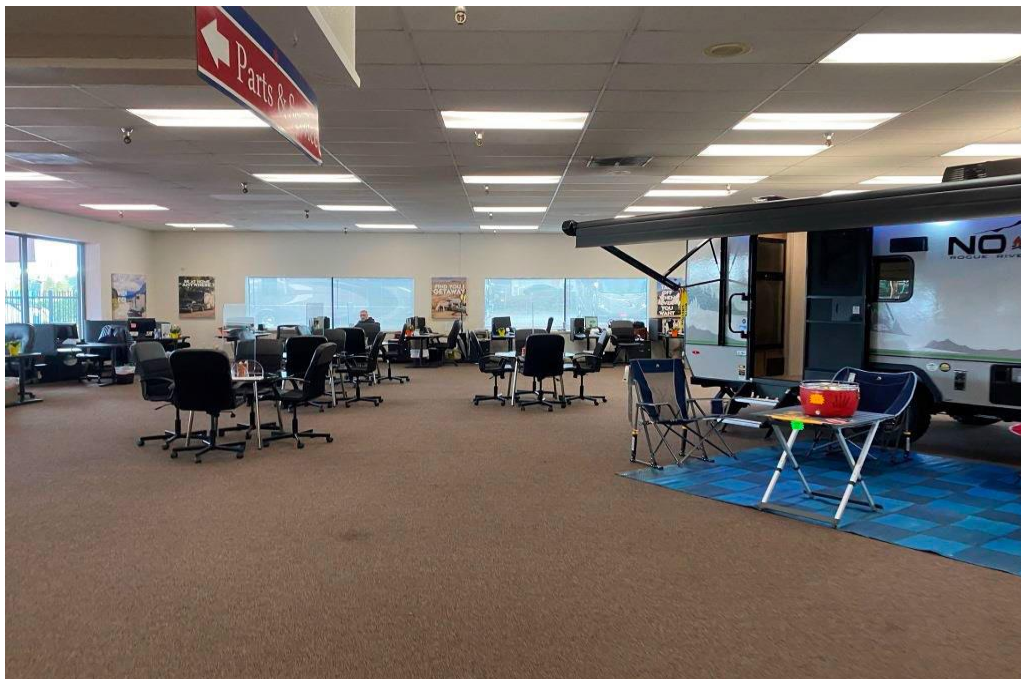


Exterior / Sales / Showroom Building

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Showroom



Showroom

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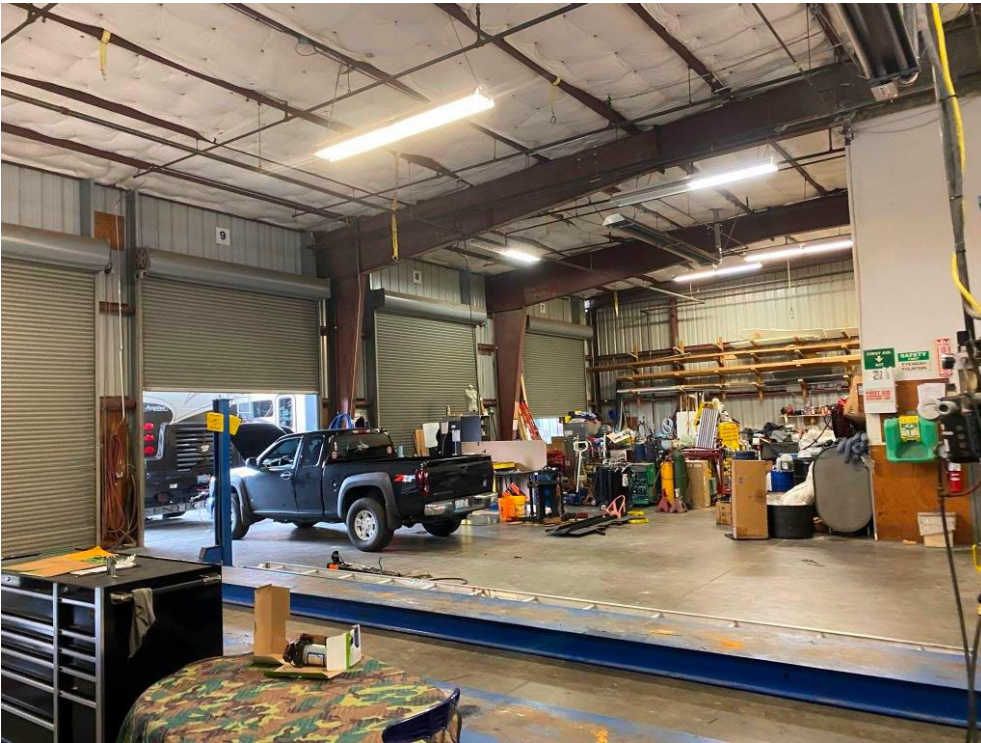


Parts Sales / Retail



Service Building / Exterior

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Service / Interior



Detail/Wash Canopies

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Future Use

Snohomish County is presently developing Light Rail Communities (LRC) zones to support high-density, transit-oriented development around future light rail stations, enhancing accessibility and sustainability in the region.

This 7.16 acre site is sited within a future Light Rail Communities (LRC) zone.

While Snohomish County works toward formalizing its code for the Light Rail Communities (LRC) zones, Land Development Lab has provided alternatives for possible development of this exceptional sized property which will support near or above five hundred (500) multi-family units.

The link below to the Land Development Lab Yield Study which offers potential development alternatives is below:

<https://landdevelopmentlab.sharefile.com/d-s4741fd9c8f6241659fa587d67b29ec1b>

Other informative links:

[Snohomish County: Light Rail Community \(LRC\) Zone — Land Development Lab](#)

[Light Rail Communities | Snohomish County, WA - Official Website](#)

[Snohomish County - Light Rail Communities \(LRC\) Zone](#)