

Lot:



8627 36th Ave NE, Marysville 98270

Property Sub Type:	Commercial Industrial	County:	Snohomish
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Status:	Active - 6/17/25	Area:	770	List Price:	\$2,500,000
Listing #:	2393562	Map:			
Year Built:	1971	Grid:			
DOM:	0	CDOM:	0		

Style:	73 - Office	Acreage:	0.650 ac
Community:	Marysville	Lot Size:	28,314 sf
Zoning:	City	Appx SF:	
General:	Commercial, Multi-Family, Office, Retail		

Gr Sch Inc:		Bldg SF:	
Vacancy Rt:		Office SF:	
Gr Adj Inc:		Whse SF:	
Total Exp:		Park Cov/Unc:	-/-
Net Opr Inc:		Tax Year:	
Cap Rate:		Annual Taxes:	
BBC:	1.0%		
BBC Comments:			

Features:	Site Frontage:	
Energy Source:	Lot Depth:	
Heating/Cooling:	# Pads:	
Floor Covering:	Pad Ready:	
Loading:	Envir. Survey:	
Terms:	Cash Out, Conventional	Bndry Survey:
Foundation:		
Roof Type:		
Exterior:		
Sewer:	Available, Sewer Connected	

Built Green:	HERS Score:	EPS Score:	LEED:
NWMLS Cert:		Cnstrct Mthds:	

Directions:	I-5 north to 88th Street NE Exit. Head east, turn right on 36th Avenue NE. Property is about two blocks south on east side of street. NO SIGN YET.
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Marketing Remarks:	Marysville - .65 Acre (28,314 sq ft) of prime commercial land. Level building pad, basically cleared with older home to be rented and removed when re-developed, ideally zoned for Community Business through the City of Marysville. Mixed use; retail/office Permitted Use Table in supplements to listing. Sewer, city water, gas, cable, power - 3 phase power on SW corner of lot, all in the street. Located about a block off 88th Street NE, a signalized intersection just a couple hundred feet from I-5 Freeway access, both north and south. This freeway access point is Tulalip Resort Casino Hotel's south entrance. Quil Ceda Creek borders site on the east for privacy. Starbucks, Chick-Fil-A, and S Premium Outlets close. NO SIGN
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Offers:	Seller intends to review offers upon receipt
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