

Lot:



8627 36th Ave NE , Marysville 98270			
Property Sub Type:	Commercial Industrial	County:	Snohomish
Status:	Active - 6/17/25	Area:	770
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:	Bndry Survey:
Foundation:	
Roof Type:	
Exterior:	
Sewer:	
Cash Out, Conventional	No
Available, Sewer Connected	No

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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