



**FOR SALE OR LEASE**

# Elm Street Center

4601 Elm St, Everett, WA

*Versatile free-standing building on a large lot with excellent visibility and convenient access to Everett CBD and I-5.*

## PROPERTY HIGHLIGHTS

- + Open floor plan
- + Current use is a church
- + Building has good infrastructure for medical and salon uses to run power and gas/water lines
- + Wood-frame construction
- + View Ridge area close to Everett CBD and I-5
- + Approx. 15 parking stalls on-site & fully paved parking area
- + Easy access - visible from Mukilteo Blvd.
- + Zoned B2 - Community Business
- + Allowed Use: Office, Medical, Church, Retail, Day care, and Salon
- + Year 2025 projected triple net expenses are currently estimated to be \$5.87/SF. Expenses to include taxes, insurance, and building management. All other building expenses shall be billed directly and managed by Tenant.

TOTAL SF

**1,872 SF**

LOT SF

**13,939 SF**

LEASE PRICE/SF

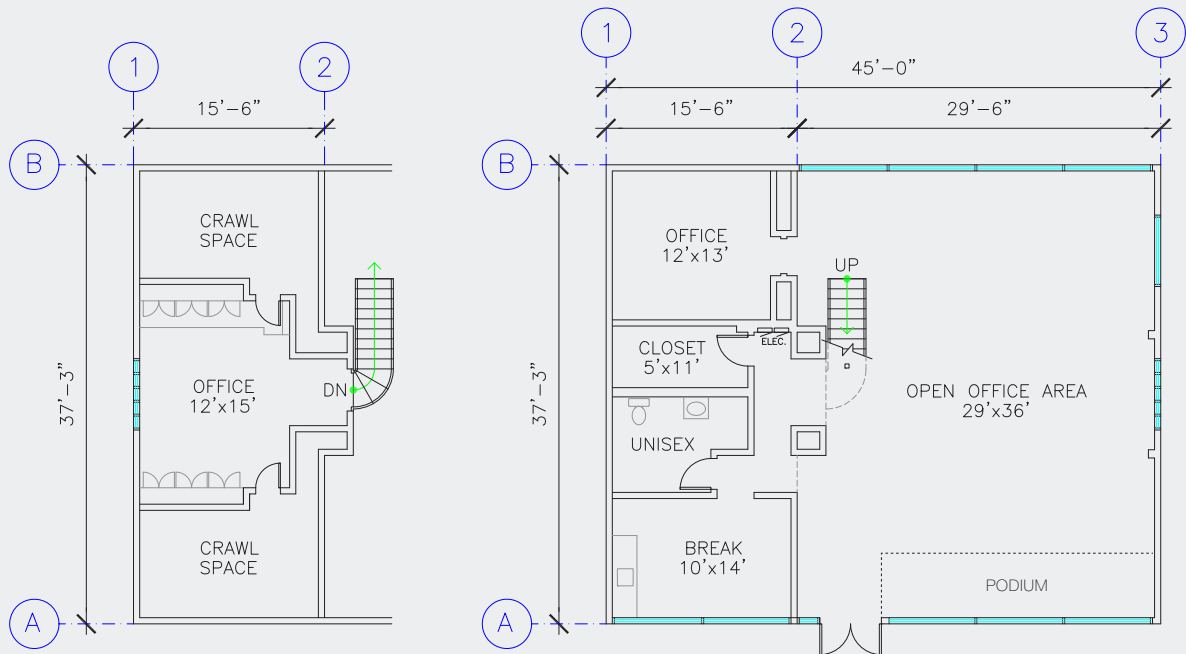
**\$18.00 NNN**

SALE PRICE

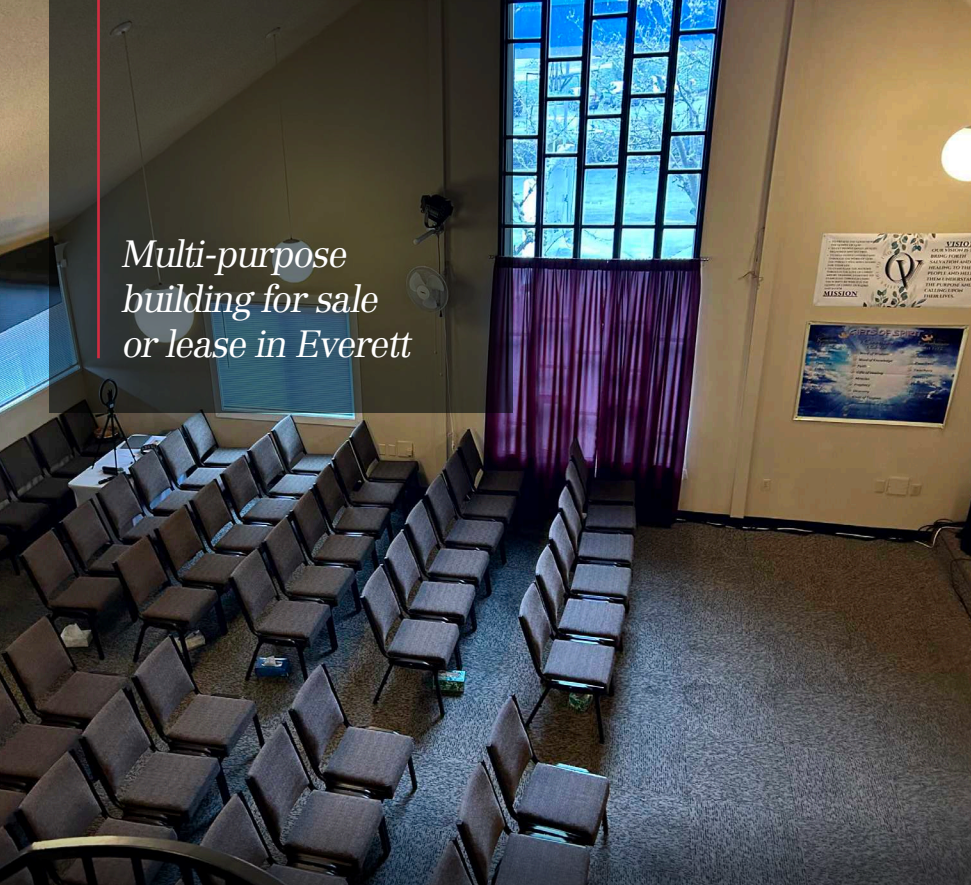
**\$500,000**



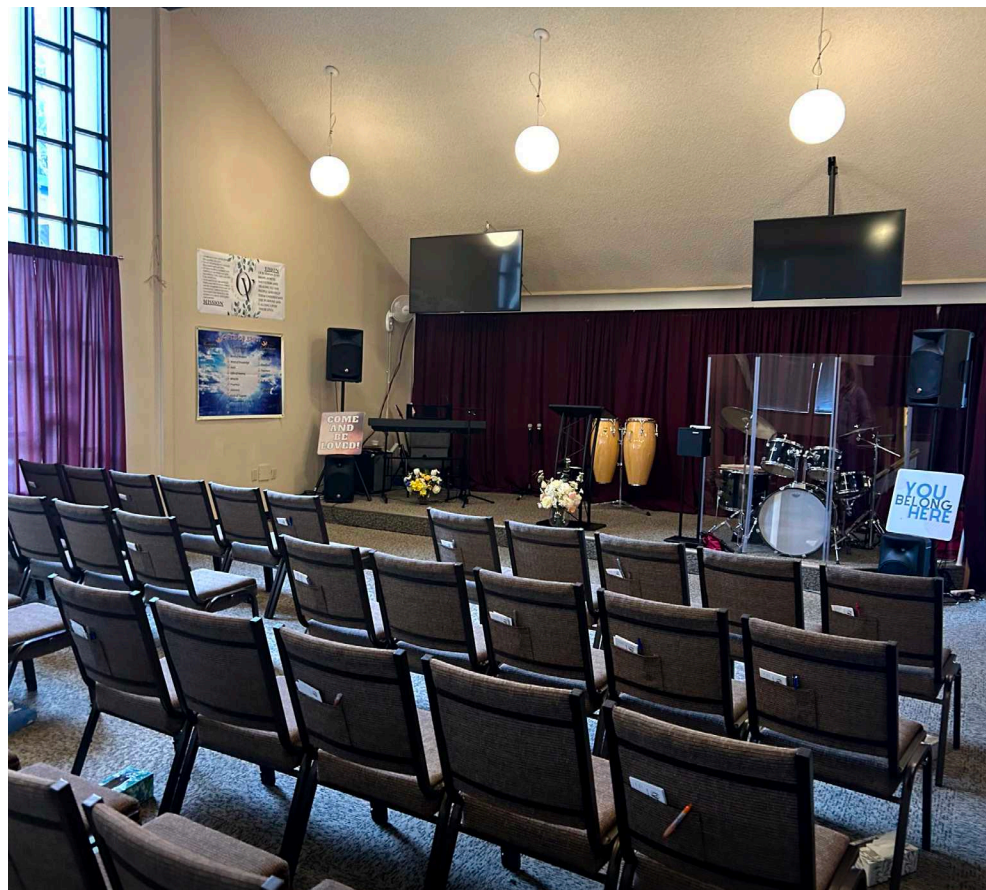
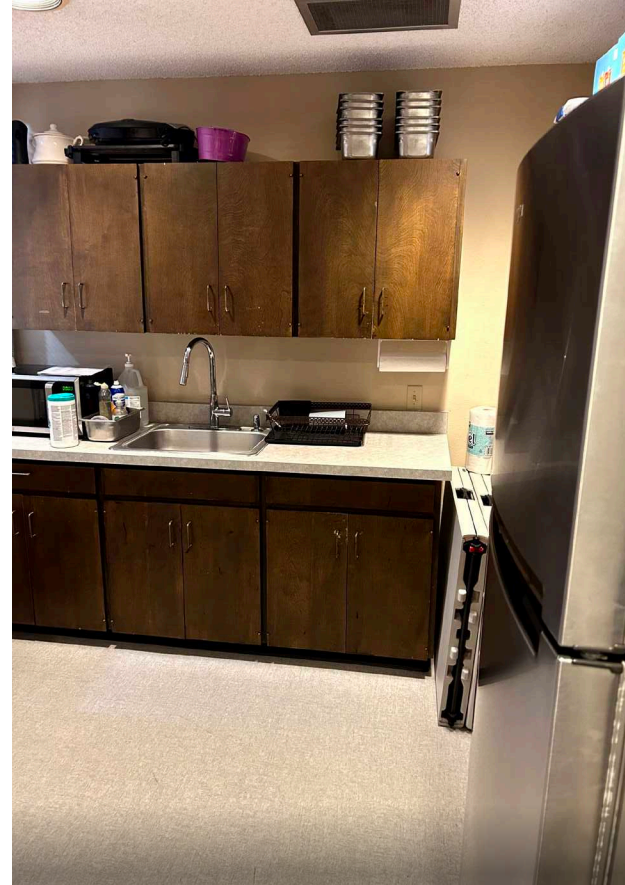
# Floor Plan







*Multi-purpose  
building for sale  
or lease in Everett*

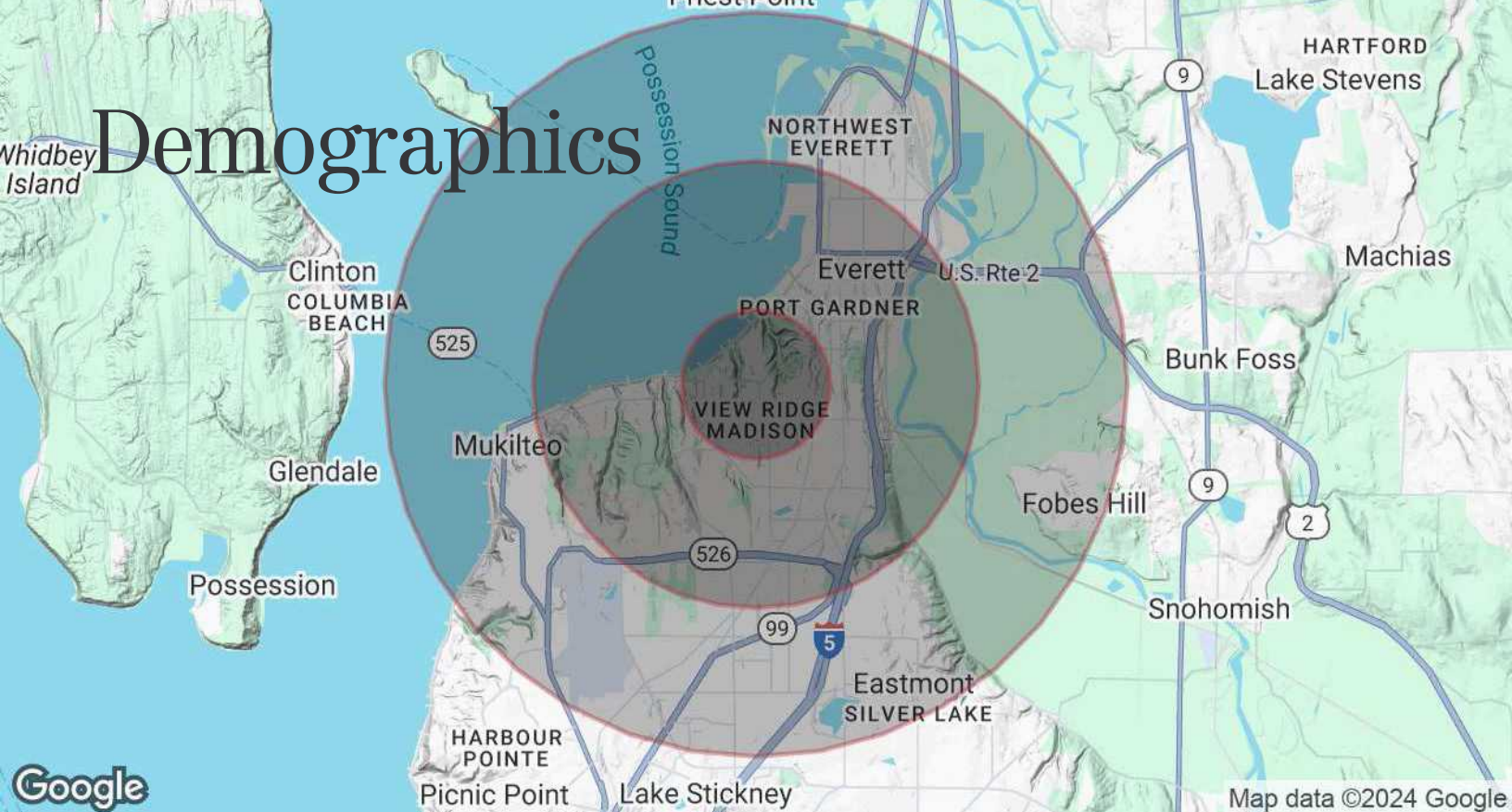


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4601 ELM ST, EVERETT, WA

	1 MILE	3 MILES	5 MILES
Population	10,384	74,402	146,524
# of Persons Per HH	2.6	2.5	2.5
Households	3,987	30,322	57,701
Median Age	42	40	40
Average HH Income	\$135,246	\$105,828	\$114,071

